

***SUMMARY OF DEVELOPMENT
OAKLAND COUNTY, MICHIGAN 1984***

DIVISION OF COUNTY PLANNING

DANIEL T. MURPHY - COUNTY EXECUTIVE

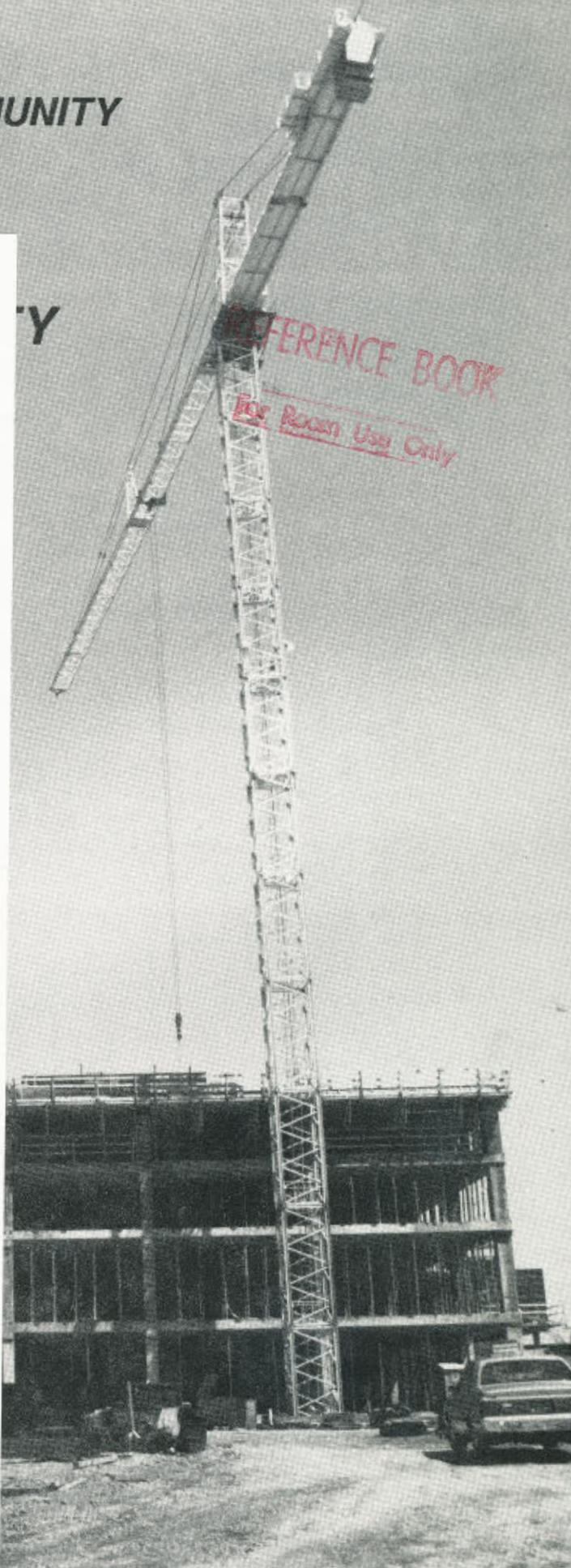


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WORLD BUSINESS COMMUNITY

DISCOVERS

SEWER SERVICE AREA MAP, PAGE 21 IS INCORRECT DUE TO PHOTOGRAPHIC ERROR.



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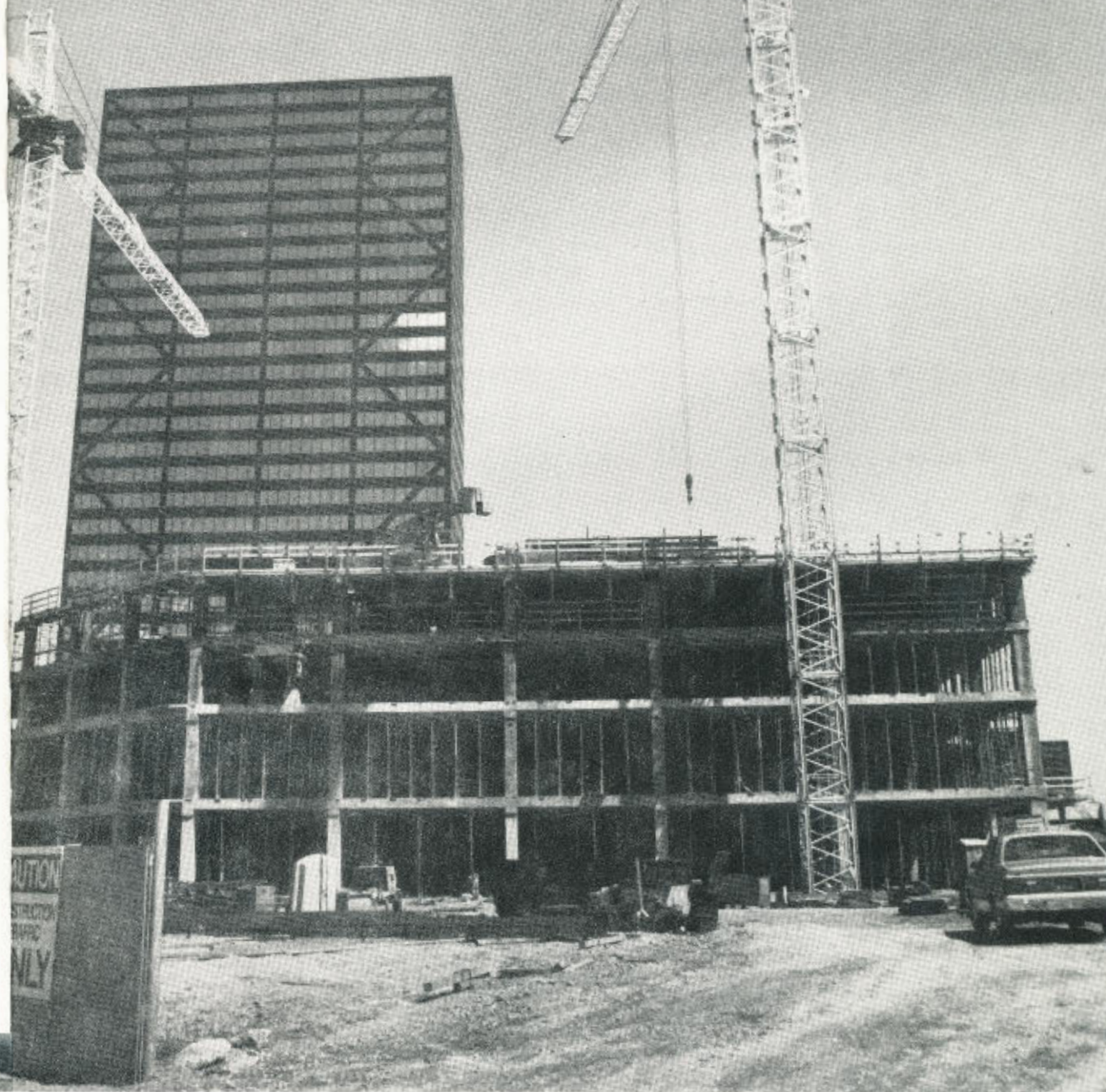
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OAKLAND COUNTY

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Richard R. Wilcox
 BOOK

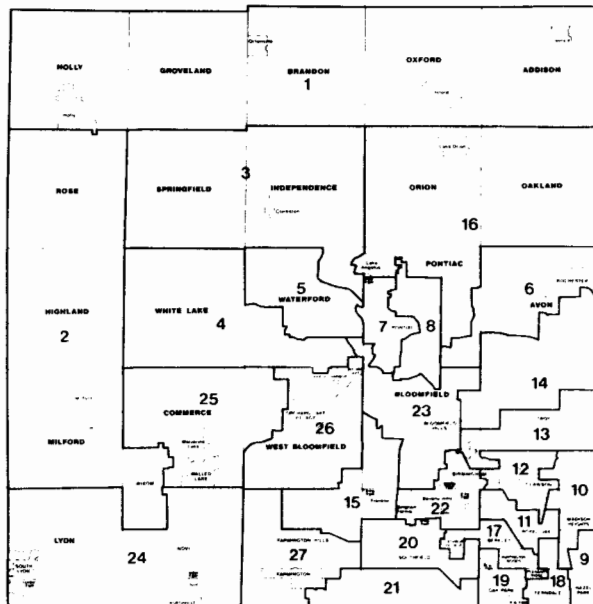
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- 3 Richard D. Kuhn, Jr.*
- 4 Anne M. Hobart**
- 5 Betty Fortino
- 6 Ralph Nelson
- 7 Walter Moore
- 8 Hubert Price, Jr.
- 9 Ruel E. McPherson*
- 10 James A. Doyon*
- 11 James Edward Lanni
- 12 Susan G. Kuhn
- 13 Robert W. Page
- 14 Marilyn E. Gosling, Vice Chairperson
- 15 David L. Moffitt
- 16 Roy Rewold*
- 17 John E. Olsen
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* Planning & Building Committee Members
 ** Chairman of the Planning & Building Committee

Daniel T. Murphy, COUNTY EXECUTIVE
William M. Spinelli, Executive Officer - Operations
Milton W. Handorf, Director, Department of Public Works

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INTRODUCTION

This Development Summary is a Planning Tool of The County's Real Estate Data Program. The Program is designed to influence new development by making information available to developers, investors and realtors that would likely affect a decision to locate, build or invest in Oakland County. This is the seventh annual summary of development which identifies and describes specific indicators of development affecting the distribution of growth throughout the County of Oakland.

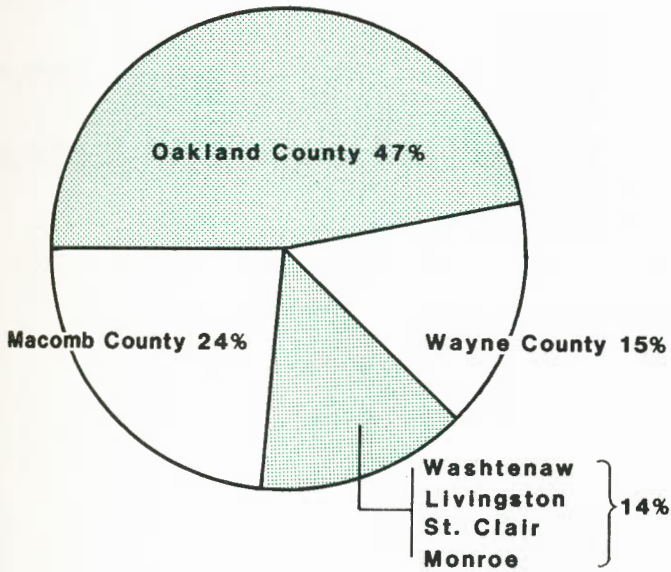
Development indicators include:

- 1) Population Estimates
- 2) Residential, Commercial, Office and Industrial Building Permits;
- 3) Residential Septic Tank Permits;
- 4) Regional Sewer Service
- 5) Platted Subdivisions and Lots;
- 6) Residential Dwelling Units Sold and Average Selling Prices;
- 7) Vacant Housing Survey;
- 8) Mobile Homes;
- 9) Total County Real Estate Value, Commercial and Industrial;
- 10) Township Rezoning Activity; and
- 11) Farmland and Open Space Preservation, P.A. 116.

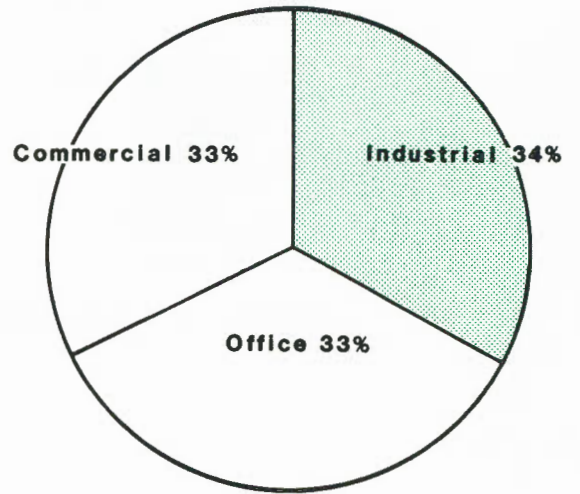
Graphic Summary

1984

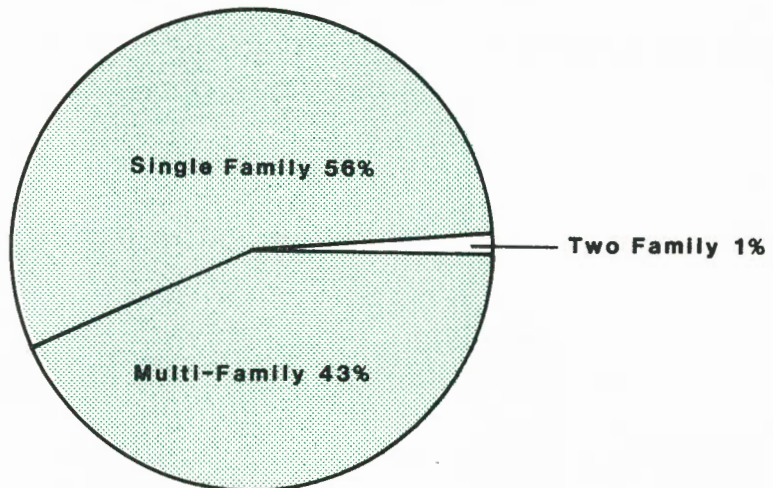
**Residential Construction
7 County Region
Total Permits 12,000**



**Oakland County
Non Residential Construction
Total Permits 342**



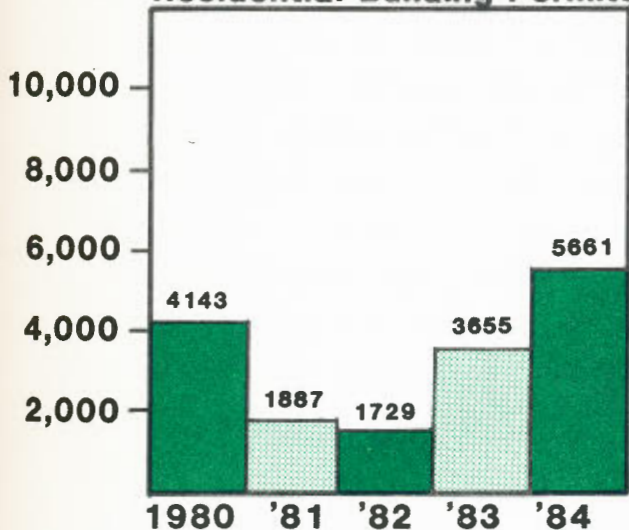
**Residential Construction by Type
Oakland County
Total Permits 5,661**



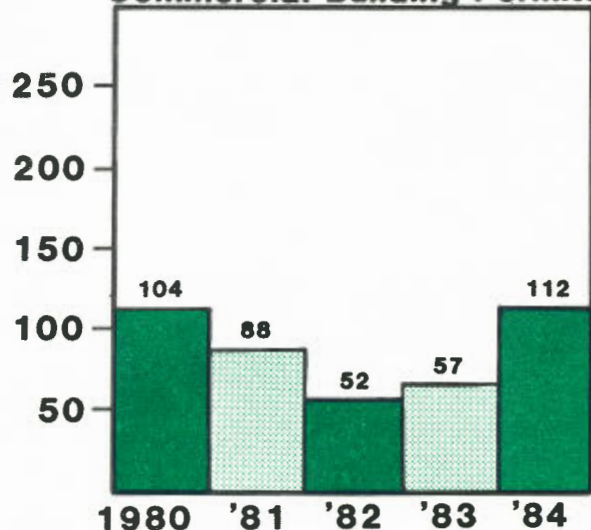
Graphic Summary Oakland County

1980-1984

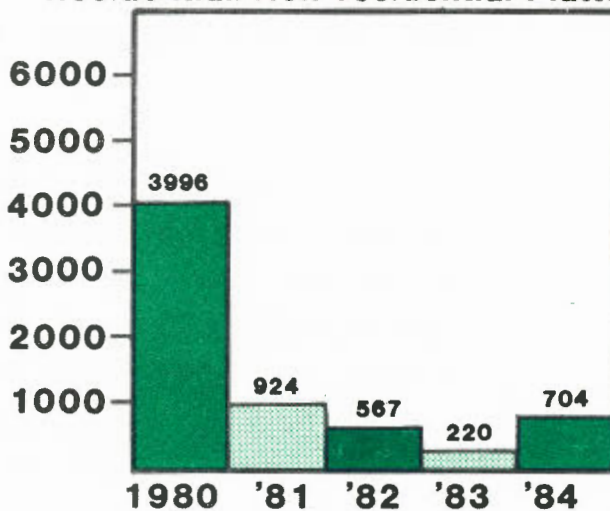
Residential Building Permits



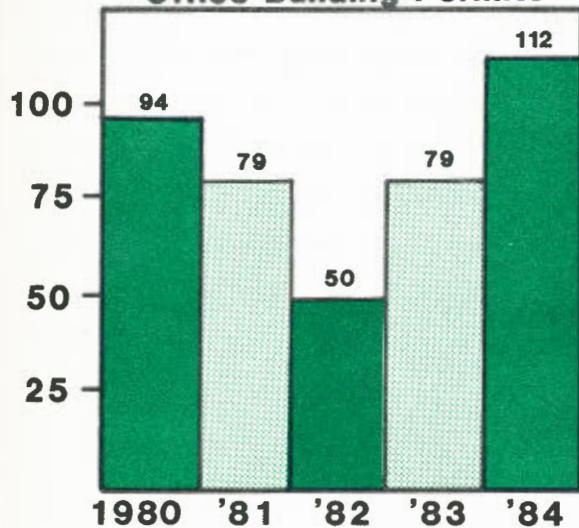
Commercial Building Permits



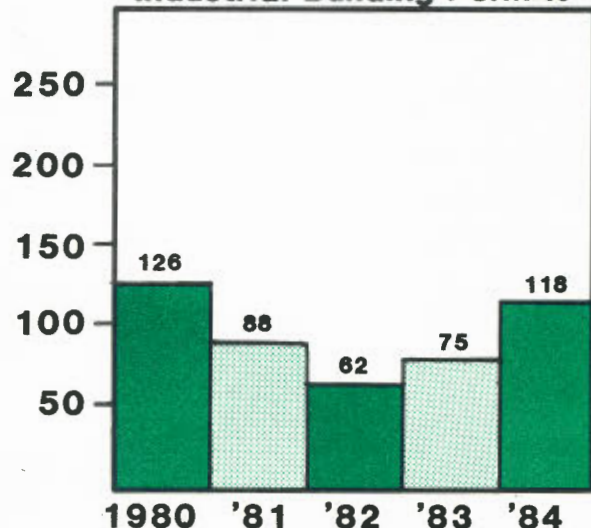
Residential/Non-residential Platted Lots



Office Building Permits



Industrial Building Permits



CAPSULE SUMMARY

During 1984 and midway into 1985 residential and non-residential construction continued to occur in communities along Oakland's Traditional growth corridors; I-696 (east-west corridor to Lansing), I-75 (north-south corridor to Flint) and the proposed M-275 corridor (from the City of Novi north through Independence Township). New areas of intensive development have impacted communities along the Woodward corridor, from the City of Birmingham to the City of Pontiac; the "Golden" corridor in the City of Troy; the Telegraph corridor, from the City of Southfield through Bloomfield Township; the Northwestern corridor, through the Cities of Southfield and Farmington Hills; and the Orchard Lake corridor through the City of Farmington Hills and West Bloomfield Township.

**Growth
Corridors
Expand
and
Multiply**

Maintaining its role as the largest provider of new housing in the region (47% of the regional total), 1984 Housing Unit Estimates found 388,020 total housing units in Oakland County. Recent Population Estimates show nine of the top ten permit issuing communities in Oakland have also recorded the largest increase in population since 1980. Residential development in 1984 exceeded 5,660 building permits as single-family units accounted for approximately 56% of the county total followed by 43% multi-family and two-family units, 1%. Approximately two-thirds of the building permits issued were generated from six communities, two of which, Farmington Hills and Rochester Hills (formerly Avon Township), accounted for over one-half of the six community total. The Cities of Novi and Auburn Hills accounted for over 40% of the mobile home market in 1984.

**Residential
Construction
Accelerates**

**Western
Oakland
Gains
Population**

Residential growth continued to impact non-sewered areas of the county in 1984. Nearly 1,000 septic tank permits were issued for residential development in western Oakland County. Current population estimates indicate that communities along the proposed M-275 corridor have gained a significant population increase since 1980. Commerce, Lyon, Independence, and Milford Townships experienced the greatest demand for residential septic systems in 1984.

**Future
Construction**

Potential residential and non-residential development in Oakland County is likely to occur in those communities recording the greatest number of platted subdivisions and subdivision lots. Commerce, Bloomfield, Avon (Rochester Hills), Troy, and Lyon Township recorded 60% of the county total. The City of Rochester Hills established the greatest number of lots (over 40% of the County total) creating the potential need for increased public facilities and services. Approximately 704 lots were created from platted subdivisions in Oakland in 1984. Also noteworthy are the 970 acres of land rezoned in the County's townships where White Lake and West Bloomfield shared the lead.

**Vacancy
Rates
Decline**

Vacant housing in Oakland County, approximately 1.5% of the 365,566 housing units within the survey area, include 3,401 single-family, 1,815 multi-family and 284 mobile homes. A total of 759 new housing units are vacant compared with 4,741 units of used housing. The success or failure of new housing development relies in part with competing vacant housing.

Non-residential construction (office, commercial and industrial) continued to expand in established

growth corridors (I-96, I-75 and M-59) and penetrated new corridors in eastern and western Oakland County. In 1984, a total of 342 permits were issued for construction of non-residential buildings: Office permits accounted for one-third of the total; as did industrial and commercial. The City of Troy ranked #1 in industrial permits issued as the City of Novi ranked first in commercial and the City of Farmington Hills lead in office construction.

**Cities of Troy
Farmington Hills
& Novi
Take the Lead**

Development is also measured in terms of property valuation changes affecting the tax base of each community within the County. Over 30% of the county's real estate value was absorbed by the following communities: City of Troy, City of Southfield, Bloomfield Township and the City of Farmington Hills respectively. When the value of real estate is measured by the intensity of development (real estate value/average square mile) however, the Cities of Birmingham, Clawson, Pleasant Ridge and Huntington Woods represent some of the highest community values in Oakland County.

**Troy
Surpasses
Southfield
to Take
the Lead**

The average selling price of single-family residential dwelling units in Oakland was \$70,400 and condominiums \$69,600 which is based on a total of 12,330 dwelling units sold in 1984. A strong correlation exists among communities maintaining the highest average household income and communities recording the highest average selling prices of residential property. Communities within and contiguous to Bloomfield Township, West Bloomfield Township and the City of Southfield have established some of the highest average selling prices in the county. The City of Bloomfield Hills established the highest average selling price as the City of Hazel Park recorded the lowest for communities with more than ten recorded sales.

**Cost
of
Housing
Stabilized**

**Commercial &
Industrial
Real Estate**

Over 50% of the value of industrial real estate in the county was absorbed by three communities: The Cities of Pontiac, Troy and Madison Heights, which are contiguous to the I-75 corridor. The value of commercial real estate, which is approximately 20% of the total value of all real property in the county is predominant in four communities: The Cities of Southfield, Troy, Farmington Hills, and Waterford Township.

**Agricultural
Lands
Preserved**

In contrast to areas experiencing residential and non-residential construction, specific tracts of land primarily in northern Oakland County have been preserved under Act 116, P.A. 1974 "Farmland and Open Space Preservation." As a result, certain land areas in the county will be preserved for agricultural development for at least ten years. Holly Township has preserved more land under Act 116 than any other community in the County; over 1,300 acres. As of 1984, over 7,900 acres of Land (approximately 12.5 square miles or the land area equivalent to the City of Royal Oak) has been preserved under the Act.

Five Year Trend

**Oakland
"Sizzles"**

As the rate of inflation, unemployment and interest rates stabilize from the effects of the nation's recession, Oakland's economic outlook sizzles. Known as the "best kept (investment) secret in the nation" investors/developers have committed themselves to the future of Oakland County. Highly visible signs of new and expanding business, industry and housing are extensive. Penetrating Oakland's new and traditional growth corridors, development and redevelopment projects have created new "hot spots" and revitalized existing business centers throughout the county.

Specifically, the number of residential building permits issued in 1984 (5,661 permits) increased 55% from 1983 (3,655 permits) surpassing the level of construction recorded in 1980. This occurrence is also reflected in non-sewered areas of Oakland with a 30% increase in residential septic tank permits over 1983 figures, approximating the level of development activity experienced in 1980.

**Confidence
in
Residential
Building**

Platted residential and non-residential subdivisions recorded in Oakland rebounded from four previous years of declining activity. The number of lots created by subdivision plats in 1984 increased 300% over last year figures.

**Future
Development
Projects**

The amount of Township land rezoned in 1984 increased over 17% from the previous year, yet far short of acreage rezoned in 1980. Over the past five years, rezoning of property to large lot residential classifications has yielded to higher density residential developments.

Preservation of property under the provisions of Act 116 "Farmland & Open Space Preservation" has increased by approximately 3,450 acres since 1980. Provisions of The Act establish: 1) property tax relief and 2) productive farmland, which has become a precious commodity throughout the State of Michigan.

**Productive
Farmland
Preserved**

**Office,
Commercial, &
Industrial
Markets
Energize**

Non-residential construction (office, commercial and industrial) in Oakland County increased over 60% since 1983, and over 85% since 1982. Specifically, construction permits issued for industrial building in 1984 gained over 57% from the preceeding year with the Cities of Troy, Madison Heights and Rochester Hills setting the pace. The City of Novi experienced the greatest impact for commercial construction in 1984, leading the county to a 100% increase over 1983 figures; the highest in the past five years. Office permits issued in 1984 responded with the greatest number of permits issued during the past 5 years; spirited by the Cities of Farmington Hills and Southfield.

**Real Estate
Values
Stabilize**

The total value of real estate in Oakland experienced a 2.5% increase in real property valuation since 1983, maintaining strong and stable property values throughout the county. The City of Farmington Hills has experienced the largest amount of increase in real property value since 1980. Commercial real estate increased 4% over 1983 figures and 23% since 1980. Industrial real estate increased 2% since 1983 and over 12% since 1980.

The average selling price of residential dwelling units in 1984 was \$70,400, representing a 1% decrease from the 1983 average of \$71,300 and far below the county's highest inflation burdened average of 72,900 in 1981. Also responding to Oakland's vigorous recovery residential housing units sold in 1984 reached the highest number recorded since 1980.

DEVELOPMENT INDICATOR REPORTS

VIGOROUS HOUSING MARKET



RESIDENTIAL CONSTRUCTION

Residential building permit data is utilized to measure the extent, location and type of authorized new dwelling units constructed in Oakland County.

A total of 5,661 residential building permits were issued throughout the county in 1984. Permits issued for Single-Family construction (3,169 permits) accounted for approximately 56% of the county total compared with 43% (2,478 permits) for Multi-Family and 1% (14 permits) for Two-Family units.

Approximately two-thirds of the building permits issued in the county were generated from six communities (see map pg. 17): Farmington Hills (979 permits), Rochester Hills (976 permits), West Bloomfield Township (634 permits), Wixom (454 permits), Waterford Township (435 permits), and Novi (401 permits). Over one half of the building permit activity in these six communities occurred in the Cities of Farmington Hills and Rochester Hills.

A total of 560 mobile homes, which include only mobile homes for which building permits were issued, have been recorded for 1984. The Cities of Novi and Auburn Hills recorded over 40% of the County total. Brandon and White Lake followed the lead with approximately 25% of the permits issued. (See map pg. 18.)

Oakland dominated the region as the largest provider of new housing in 1984, absorbing 47% of the regional total. County Planning Division Housing Unit Estimates for 1984 found 388,020 housing units in Oakland County.

**Farmington Hills
&
Rochester Hills
Accelerate**

**Oakland
Dominates
Regional Housing
Market**

OAKLAND COUNTY
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**Building
Activity Impacts
Population
Growth**

Population estimates prepared by the County Planning Division reveal a strong correlation between the numerical changes of population and residential building permit activity. Nine of the top ten permit issuing communities in Oakland have also recorded the largest increase in population since 1980. (See map pg. 16).

Five Year Trend

Residential building permits issued in 1984 continued to rebound from declining residential construction in the early part of this decade.

**Housing
Construction
on the
Upswing**

Oakland experienced a 55% increase in new construction (5,661 permits) compared to 1983 (3,655 permits), surpassing the level of construction recorded in 1980. However, this is far short of the number of permits issued in the late 1970's. Overall, 49 of Oakland's 61 communities either increased or maintained the same level of residential construction compared with 1983 figures, as the City of Wixom recorded the largest gain.

**Multi-Family
Housing
in Demand**

The following communities placed within the top ten permit issuing places since 1980: Farmington Hills, Rochester Hills (formerly Avon Township), Novi, Troy, West Bloomfield Township, Waterford Township, and Bloomfield Township. The City of Southfield placed within the "Top Ten" four of the last five years. The ratio of Single-Family to Multi-Family construction permits (56%/43% respectively) in 1984 reaffirmed the strong single family market of past years, while many communities experienced increased demand for multi-family housing.

Dominating the mobile home market in Oakland County, the City of Novi has issued permits for over 500 units since 1980.

TABLE I
MOBILE HOMES
IN OAKLAND COUNTY: 1980 - 1984

<u>Community</u>	<u>Number of Units</u>				
	<u>1984</u>	<u>1983</u>	<u>1982</u>	<u>1981</u>	<u>1980</u>
1. Novi	125	144	142	49	41
2. Auburn Hills	116	53	7	13	4
3. Brandon Township	78	8	50	5	2
4. White Lake Township	71	41	26	21	27
5. Orion Township	60	12	8	14	16
6. Rochester Hills	30	17	20	4	10
7. Milford Township	18	10	5	3	9
8. Oakland Township	15	14	4	9	0
9. Commerce Township	13	9	7	6	9
10. Springfield Township	13	6	4	12	31
11. Addison Township	9	9	4	6	6
12. Southfield	5	14	0	0	0
13. Oxford Township	4	0	0	0	0
14. Rose Township	3	0	4	4	5
15. Lyon Township	0	1	0	0	3
16. Pontiac	0	0	0	1	0
17. Wixom	0	0	0	0	0
18. Highland Township	0	0	0	0	56
TOTAL	<u>560</u>	<u>338</u>	<u>281</u>	<u>147</u>	<u>219</u>

TABLE II
RESIDENTIAL BUILDING PERMITS ISSUED
IN OAKLAND COUNTY: 1980 - 1984

<u>Community</u>	<u>Number of Permits Issued</u>				
	<u>1984</u>	<u>1983</u>	<u>1982</u>	<u>1981</u>	<u>1980</u>
1. Farmington Hills	979	654	287	109	396
2. Rochester Hills	976	584	315	199	527
3. West Bloomfield Township	634	258	252	159	431
4. Wixom	454	46	3	6	224
5. Waterford Township	435	227	43	81	453
6. Novi	401	315	81	149	116
7. Troy	390	289	79	85	178
8. Bloomfield Township	122	113	46	126	147
9. Southfield	105	130	29	205	437
10. Orion Township	85	64	10	27	69
11. Commerce Township	80	70	37	30	74
12. Independence Township	77	53	10	38	76
13. Walled Lake	64	63	32	5	45
14. Birmingham	54	17	1	194	18
15. Highland Township	49	21	10	24	84
16. Bingham Farms	48	48	18	41	66
17. Oakland Township	45	45	6	14	27
18. Bloomfield Hills	41	26	11	19	49
19. Lyon Township	40	30	12	15	26
20. South Lyon	39	28	0	0	0
21. Oxford Township	37	23	6	14	22
22. Auburn Hills	36	11	0	8	13
23. White Lake Township	36	56	16	27	66
24. Springfield Township	35	33	7	16	45
25. Clawson	33	4	2	2	11
26. Wolverine Lake	32	17	1	8	4
27. Milford Township	29	21	9	14	26
28. Royal Oak	27	48	226	23	24
29. Brandon Township	26	19	10	18	49
30. Milford	25	1	1	1	6
31. Lake Orion	19	2	4	1	7

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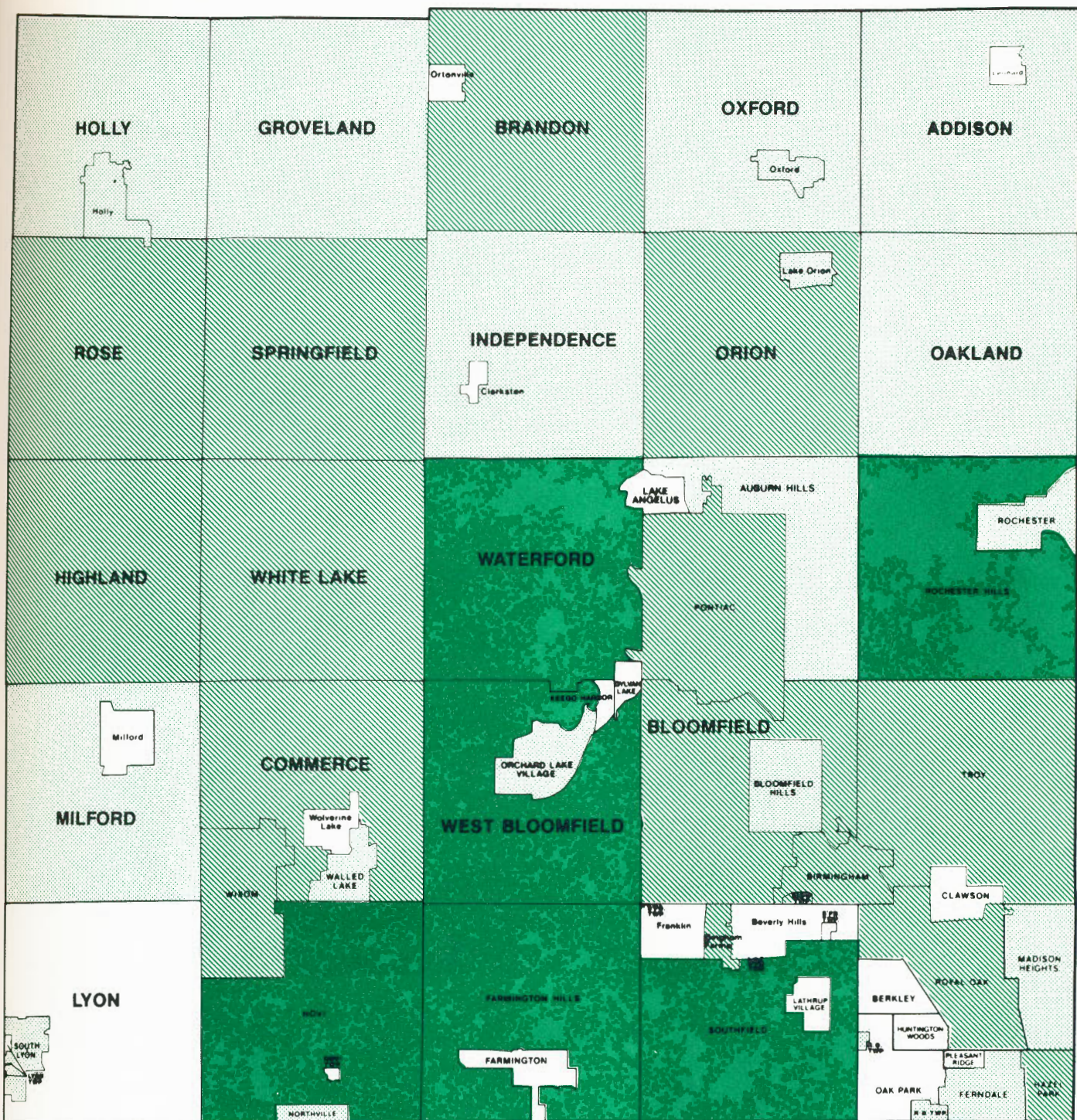
Minor Civil DivisionNumber of Permits Issued

	<u>1984</u>	<u>1983</u>	<u>1982</u>	<u>1981</u>	<u>1980</u>
32. Rose Township	19	14	11	20	20
33. Orchard Lake	18	14	7	10	25
34. Addison Township	17	21	11	11	15
35. Rochester	17	6	2	4	5
36. Berkley	17	1	0	4	7
37. Beverly Hills	16	2	1	1	2
38. Northville	15	2	0	0	62
39. Holly Township	13	2	6	9	14
40. Farmington	10	7	0	0	1
41. Madison Heights	9	5	17	11	29
42. Pontiac	9	221	1	8	13
43. Groveland Township	7	8	11	11	18
44. Clarkston	7	1	0	0	1
45. Sylvan Lake	6	2	2	0	2
46. Franklin	5	2	0	3	6
47. Lathrup Village	3	0	0	3	46
48. Oxford	2	18	0	0	23
49. Keego Harbor	2	0	0	0	3
50. Hazel Park	2	1	1	55	13
51. Holly	1	5	33	2	2
52. Ferndale	1	0	61	72	16
53. Ortonville	1	0	1	2	14
54. Royal Oak Twp.	1	0	0	0	0
55. Pleasant Ridge	0	3	0	0	0
56. Oak Park	0	2	0	2	0
57. Lake Angelus	0	1	0	1	0
58. Huntington Woods	0	1	0	0	0
59. Leonard Village	0	0	0	0	0
60. Southfield Twp.	0	0	0	0	0
61. Novi Twp.	0	0	0	0	0
TOTAL	<u>5,661</u>	<u>3,655</u>	<u>1,729</u>	<u>1,887</u>	<u>4,183</u>

SOURCE: Preliminary report; authorized dwelling units based on building permits issued in the Detroit Region: Southeast Michigan Council of Governments.

U.S. Dept. of Commerce, Bureau of the Census, Construction Statistics Division.

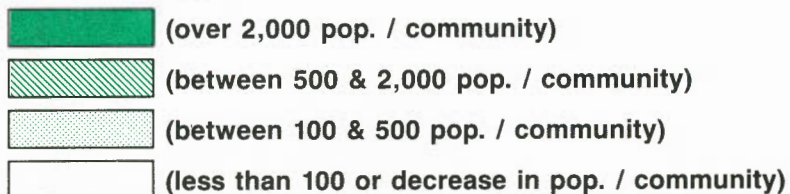
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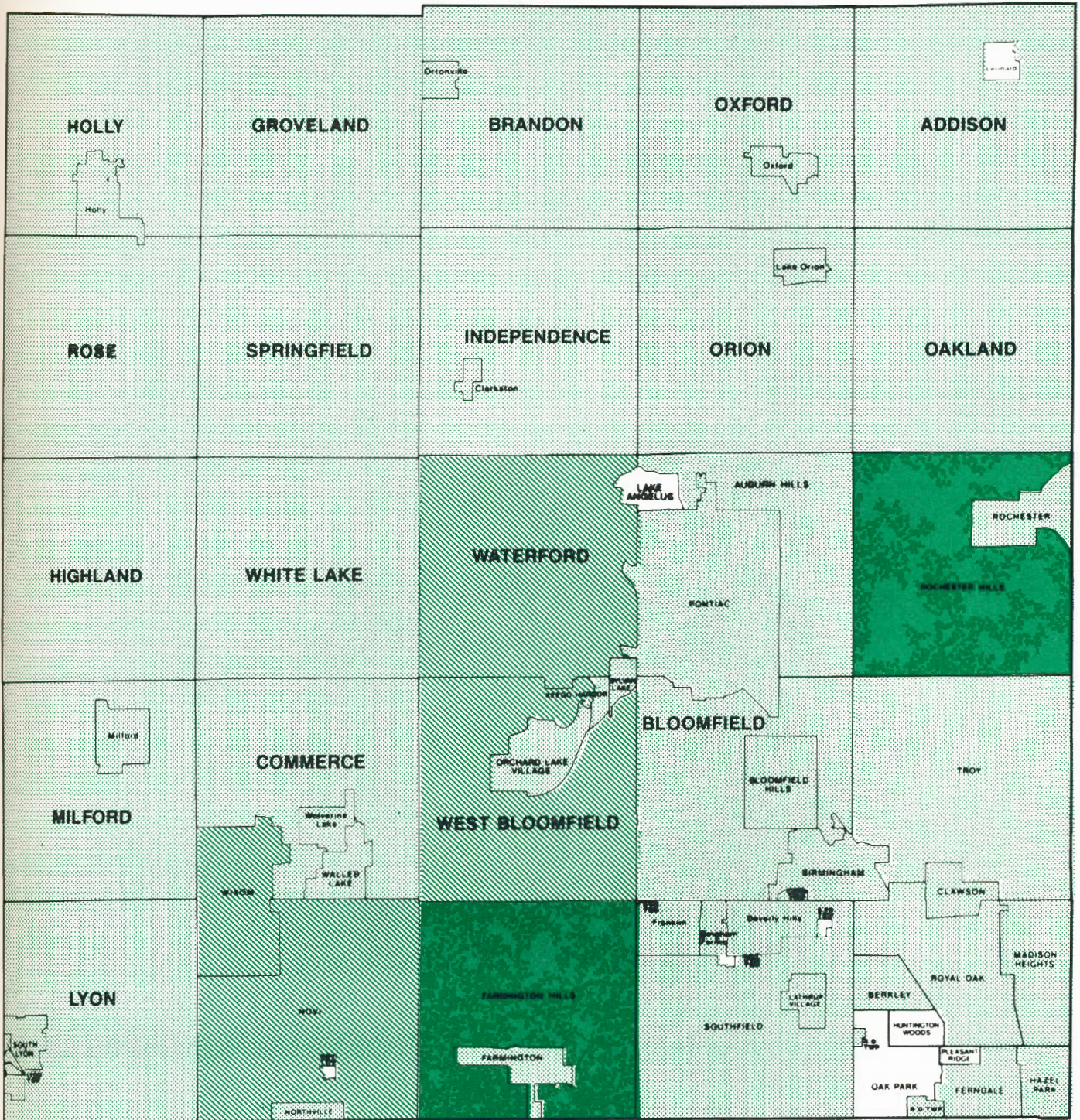
Estimated Population Increase 1980-83

Level of Intensity

CITY
Village
TOWNSHIP



OAKLAND COUNTY, MICHIGAN



1984 Residential Building Permits Issued

Level of Intensity

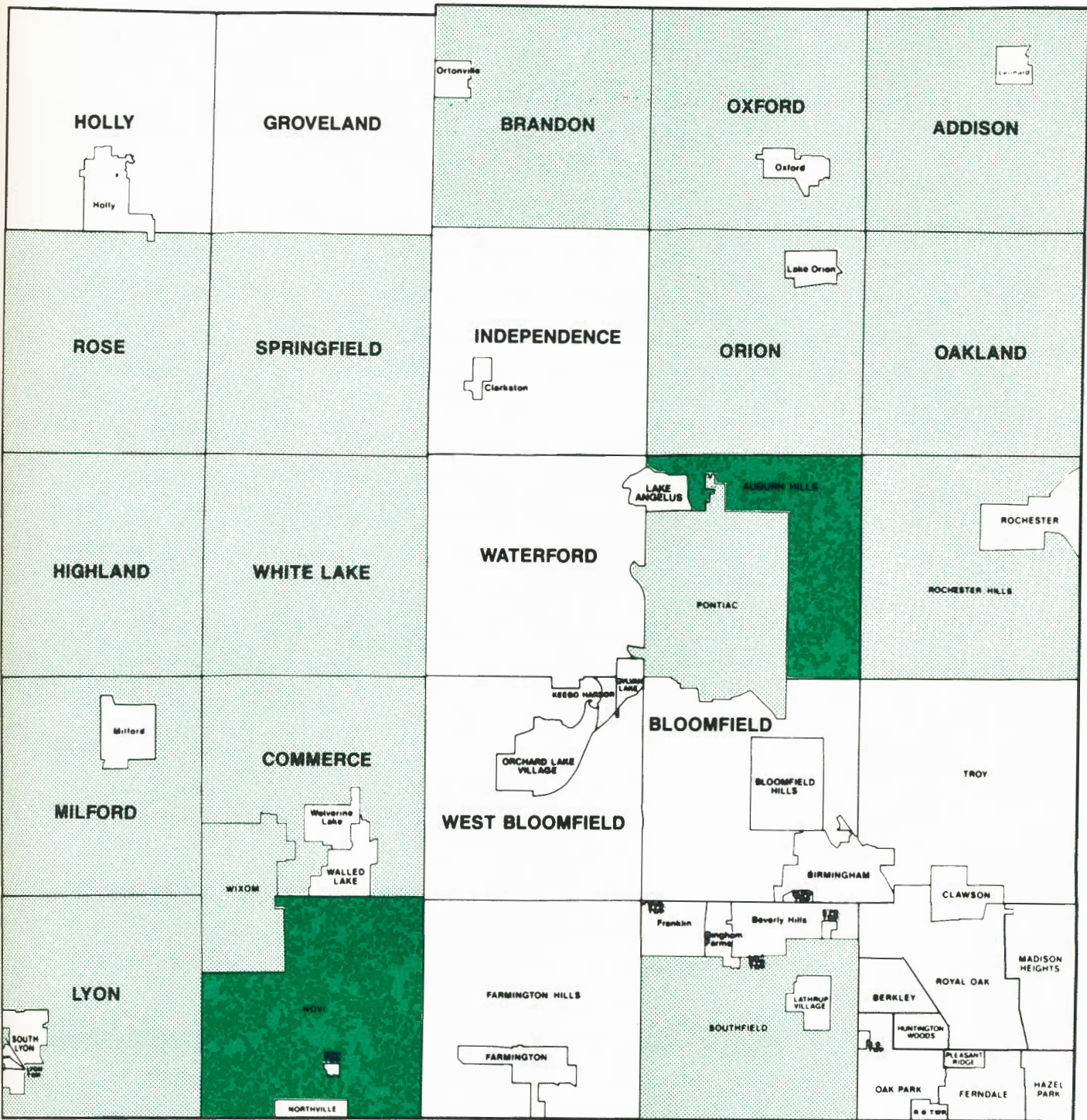
HIGH		1/3 of Total (over 975 permits / community)
MEDIUM		1/3 of Total (between 430 & 650 permits / community)
LOW		1/3 of Total (400 permits or less / community)
		None

Total Permits: 5,661

Source: SEMCOG Authorized dwelling units based on residential building permits in the Detroit Region (monthly printout)
U.S. Department of Commerce; Bureau of the Census, Construction Statistics Division

CITY
Village
TOWNSHIP

OAKLAND COUNTY, MICHIGAN



1984 Mobile Homes

Level of Intensity

- HIGH** ½ of Total (over 100 units / community)
- LOW** ½ of Total (less than 80 units / community)
- None**

Total Units: 560

Source: U.S. Department of Commerce; Bureau of the Census, Construction Statistics Division

CITY
Village
TOWNSHIP

RESIDENTIAL SEPTIC TANKS

The issuance of residential septic tank permits allows the geographic identification of residential development in areas not served by sewer.

A total of 990 septic tank permits were issued for private residential units in Oakland County in 1984. Of this total 89% (873 permits) were issued in unincorporated areas (townships) of the county compared with 8% (83 permits) in the cities and 2% (34 permits) in the several villages. Of all the non-sewered areas in the county, Commerce, Lyon, Independence and Milford Townships have experienced the greatest demand for residential septic systems. A significant number of permits were also recorded in Springfield, White Lake, Brandon, Oakland, Orion and Highland Townships, respectively (see map pg. 22). Communities in the most southeastern area of the county did not issue a single permit in 1984.

The Regional Sewer Service Area Map adopted by the General Assembly of the Southeast Michigan Council of Governments (SEMCOG) in March 1980 and updated May 1985, provides useful insight to sewerred and non-sewerred development throughout Oakland County (see map pg. 21) The Map identifies: 1) areas with sewer service, 2) areas with potential sewer service to the year 2000 and 3) areas not to be sewerred to the year 2000. This map is also referenced in the Regional Review (A-95) of applications for sewer construction requesting governmental financial assistance.

**Non-sewered
Development
Impacts
Proposed
M-275**

**Projected
Sewer
Service**

Five Year Trend

Septic Tank Permits Rise

Septic tank permits issued in 1984 (990 permits) experienced a 30% increase over 1983 figures (755 permits) maintaining an upward trend throughout the County. This resurgence of residential development in non-sewered areas approximates the level of development activity experienced in 1980. Only one community recorded over 100 permits in 1984 compared with three communities in 1980.

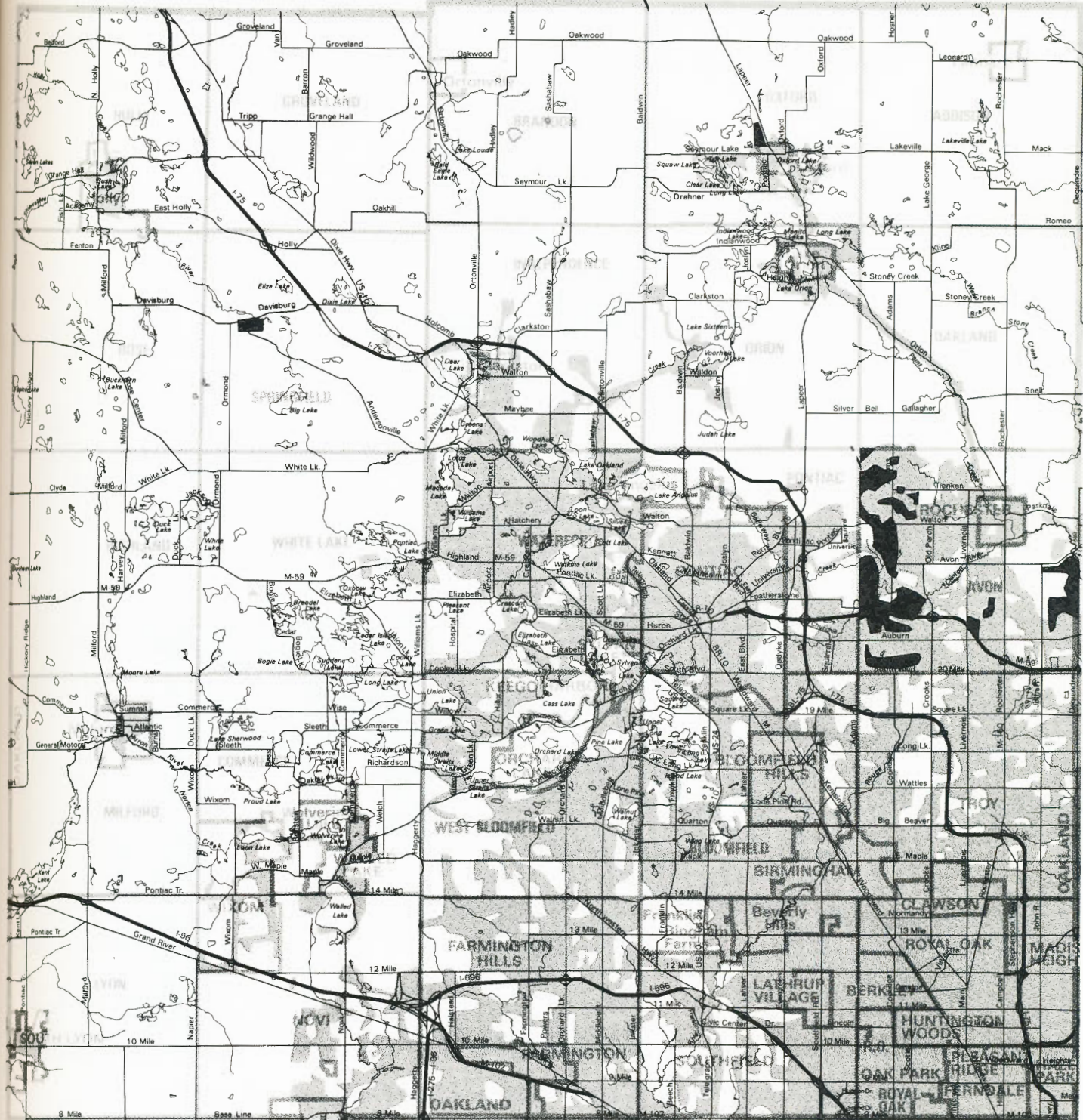
Commerce Twp. is the only community in the County to rank in the "top five" permit issuing communities since 1980. White Lake, Independence and Lyon Townships placed in the top five, four of the past five years.

TABLE III
RESIDENTIAL SEPTIC TANK PERMITS ISSUED
IN OAKLAND COUNTY: 1980 - 1984

Community	Number of Permits Issued				
	1984	1983	1982	1981	1980
1. Commerce Township	115	109	98	74	130
2. Lyon Township	80	53	27	50	54
3. Independence Township	79	55	22	84	80
4. Milford Township	76	50	17	33	61
5. Springfield Township	64	40	19	49	139
6. White Lake Township	60	76	36	162	91
7. Brandon Township	56	6	29	73	109
8. Oakland Township	54	62	8	28	25
9. Orion Township	52	27	15	35	55
10. Highland Township	46	38	16	113	64
11. Rose Township	34	31	21	71	43
12. Groveland Township	34	24	23	28	38
13. Holly Township	29	12	13	34	15
14. Wolverine Lake	28	19	1	2	9
15. Addison Township	27	31	22	50	20
16. Oxford Township	26	24	12	13	23
17. Farmington Hills	23	16	8	7	28
18. Novi	17	9	9	12	19
19. Bloomfield Township	17	9	9	17	17
20. Rochester Hills	16	16	4	19	15
21. Orchard Lake Village	16	14	3	23	27
22. Waterford Township	11	6	4	22	15
23. West Bloomfield Township	10	7	4	17	1
24. Troy	6	4	0	0	11
25. Ortonville	4	3	5	6	0
26. Auburn Hills	3	3	2	4	10
27. Southfield Twp.	3	0	5	0	8
28. Franklin	2	4	1	11	13
29. Pontiac	1	0	0	3	0
30. Lake Angelus	1	0	0	0	0
31. Southfield	0	6	0	7	0
32. Wixom	0	1	1	0	12
33. Milford	0	0	1	0	0
34. Holly	0	0	1	0	0
35. Oxford	0	0	0	13	0
TOTAL	<u>990</u>	<u>755</u>	<u>436</u>	<u>1,060</u>	<u>1,134</u>

SOURCE: Oakland County Health Division

EXISTING AND POTENTIAL SEWER SERVICE AREAS



AREA WITH SEWER SERVICE AVAILABLE
AS OF JANUARY 1, 1980

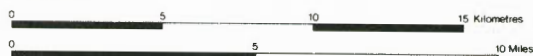
POTENTIAL SEWER SERVICE AREA, YEAR 2000*

ADDITIONS TO THE POTENTIAL SEWER SERVICE AREA BASED ON ACTIONS OF THE REGIONAL CLEARINGHOUSE REVIEW COMMITTEE, YEAR 2000

UPDATED AS OF JANUARY 1, 1984

- EXISTING FREEWAYS
- FREEWAYS UNDER CONSTRUCTION
- ARTERIALS
- LAKES AND STREAMS

1:250,000



*Adopted by the SEMCOG General Assembly in March 1980.

PLATTED SUBDIVISIONS

A county-wide profile of new subdivisions and lots provides a useful tool for measuring potential residential and non-residential development in Oakland County.

In 1984, the Geographic* Townships of Commerce, Avon (Rochester Hills) Bloomfield, Lyon and Troy recorded a combined total of 15 platted subdivisions or approximately 60% of the recorded plats (25) in the county. Subdivision development throughout Oakland has been located geographically by square mile (see map pg. 26). Several areas did not record a single plat in 1984, which include: Novi, Waterford, Highland, Rose, Springfield, Oxford, Oakland, Groveland, Addison and Holly Townships.

**Future
Development**

Approximately 704 lots were created from platted subdivisions throughout the County in 1984 as the City of Rochester Hills accounted for nearly 40% of the total. The City of Troy and Commerce Township also recorded a significant share of lots.

**Platted
Lots In
Rochester Hills**

Five Year Trend

Platted subdivisions recorded in Oakland County in 1984 (25 plats) increased 30% from the previous year, rebounding from four years of declining activity. During 1980-1983 platting activity continued to decline, presumably the result of intense building within "ghost subs" of the recent past. The Geographic Township of Commerce is the only location in the County to rank in the "Top Five" platted areas, within each of the past five years. Bloomfield Township and the City of Troy placed in the top five; four of the past five years.

**Subdivision
Development
Rebounds**

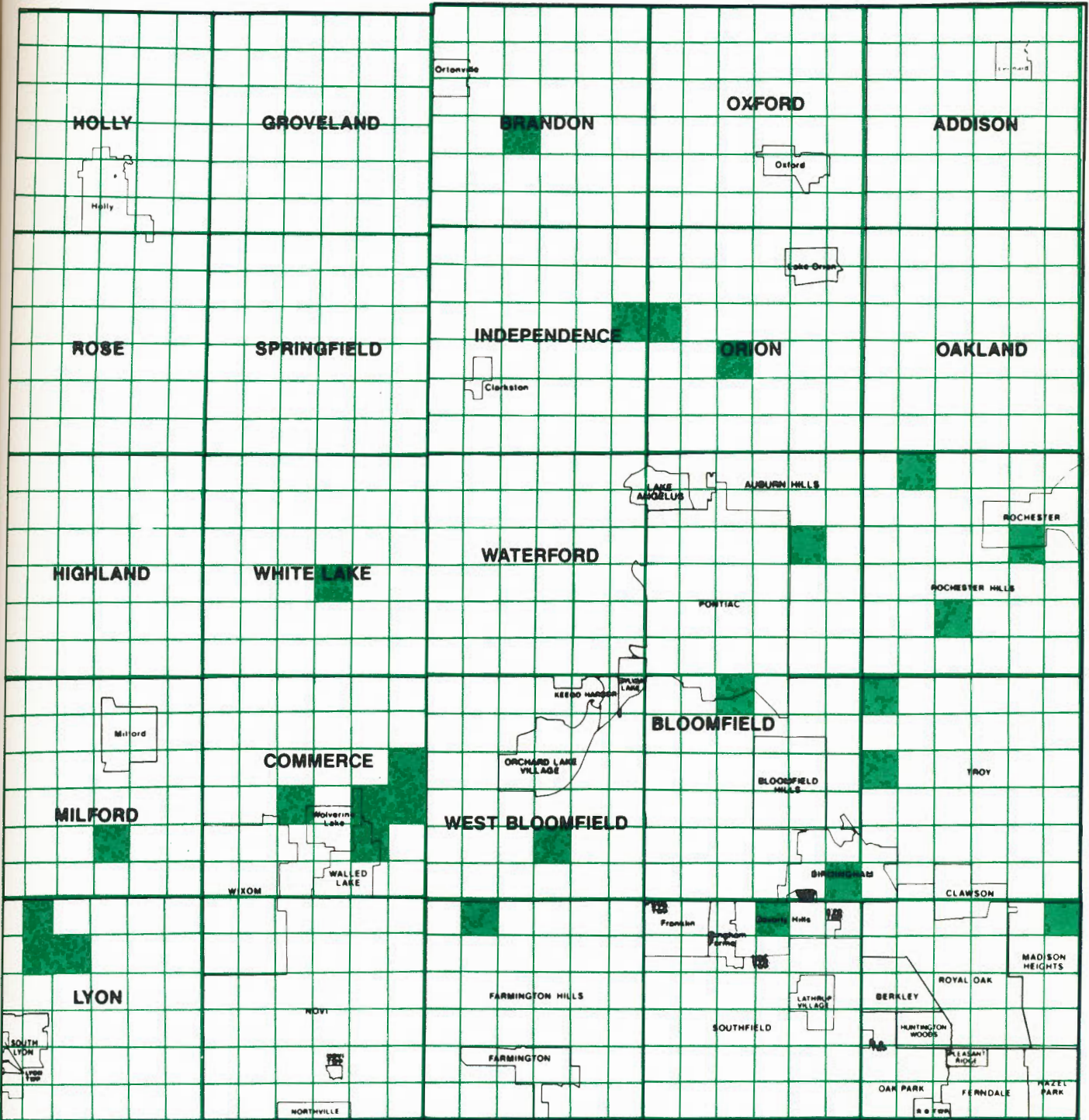
* A division of a County, approx. 36 Sq. Mi. in area which may include one or more cities or villages.

TABLE V
 PLATTED SUBDIVISION LOTS
 IN OAKLAND COUNTY: 1980 - 1984

Geographic Township	Number of Lots				
	1984	1983	1982	1981	1980
1. Avon (Rochester Hills)	269	1	168	26	739
2. Troy	92	5	0	64	501
3. Commerce	78	38	89	104	179
4. Lyon	47	65	4	10	0
5. Independence	47	3	5	222	283
6. Milford	36	17	28	0	34
7. Bloomfield	30	32	29	64	99
8. Orion	29	0	136	13	116
9. Royal Oak	25	0	3	0	63
10. White Lake	17	9	0	29	85
11. Farmington	16	7	8	85	751
12. West Bloomfield	9	27	24	72	442
13. Pontiac (Auburn Hills)	5	0	0	0	0
14. Brandon	3	0	0	4	20
15. Southfield	1	0	2	8	25
16. Waterford	0	7	12	32	318
17. Highland	0	3	32	24	0
18. Groveland	0	3	7	11	0
19. Novi	0	3	3	17	221
20. Oxford	0	0	14	5	13
21. Oakland	0	0	3	0	3
22. Springfield	0	0	0	127	98
23. Addison	0	0	0	4	0
24. Rose	0	0	0	3	6
25. Holly	0	0	0	0	0
TOTAL	<u>704</u>	<u>220</u>	<u>567</u>	<u>924</u>	<u>3,996</u>

SOURCE: Oakland County Planning Division.

OAKLAND COUNTY, MICHIGAN



1984 Platted Subdivisions by Square Mile

Level of Intensity

CITY
Village
TOWNSHIP



Platted Subdivision(s) Recorded

Oakland County Area (approx.) – 900 Square Miles

Total Subdivisions: 25

Total Lots: 704

Source: Oakland County Planning Division

VACANT HOUSING

The extent, location and type of vacant housing is beneficial for determining the market feasibility of new housing construction.

Success or failure of new housing development relies in part with the amount of vacant housing competing with new residential construction. This type of information has proven useful to developers of private as well as public assisted housing.

The Housing Vacancy Survey conducted for the Detroit Metro Region in 1984, includes 44 of Oakland's 52 Zip Code areas (see map pg. 30). Areas of the county serviced by rural mail carriers are not surveyed. Approximately 1.5% of the 365,565 housing units within the survey area were vacant in Oakland including 3,401 single family dwellings, 1,815 multi-family units and 284 mobile homes.

**Vacancy
Rates
Decline**

Zip Code 48058 (Pontiac) represents the highest vacancy rate for all housing types within the survey area as zip codes 48069 (Pleasant Ridge), 48070 (Huntington Woods) experienced the lowest. Specifically, single family and multi-family housing reflected the highest vacancy rates in Zip Code 48058 (Pontiac). The highest vacancy rate for mobile homes was present in Zip Code 48053 (portions of Sylvan Lake, Pontiac and Waterford).

A total of 759 new housing units are vacant in the survey area compared with 4,741 units of used housing. The highest vacancy rate for new housing units lie within Zip Code 48050 (City of Novi). Zip Code 48058 (City of Pontiac) experienced the highest rate of vacancy for used housing in the survey area.

Since 1983, housing supply within the survey area has increased by nearly 5,000 units as vacancy rates dropped 0.3%.

TABLE VI
VACANT HOUSING UNITS

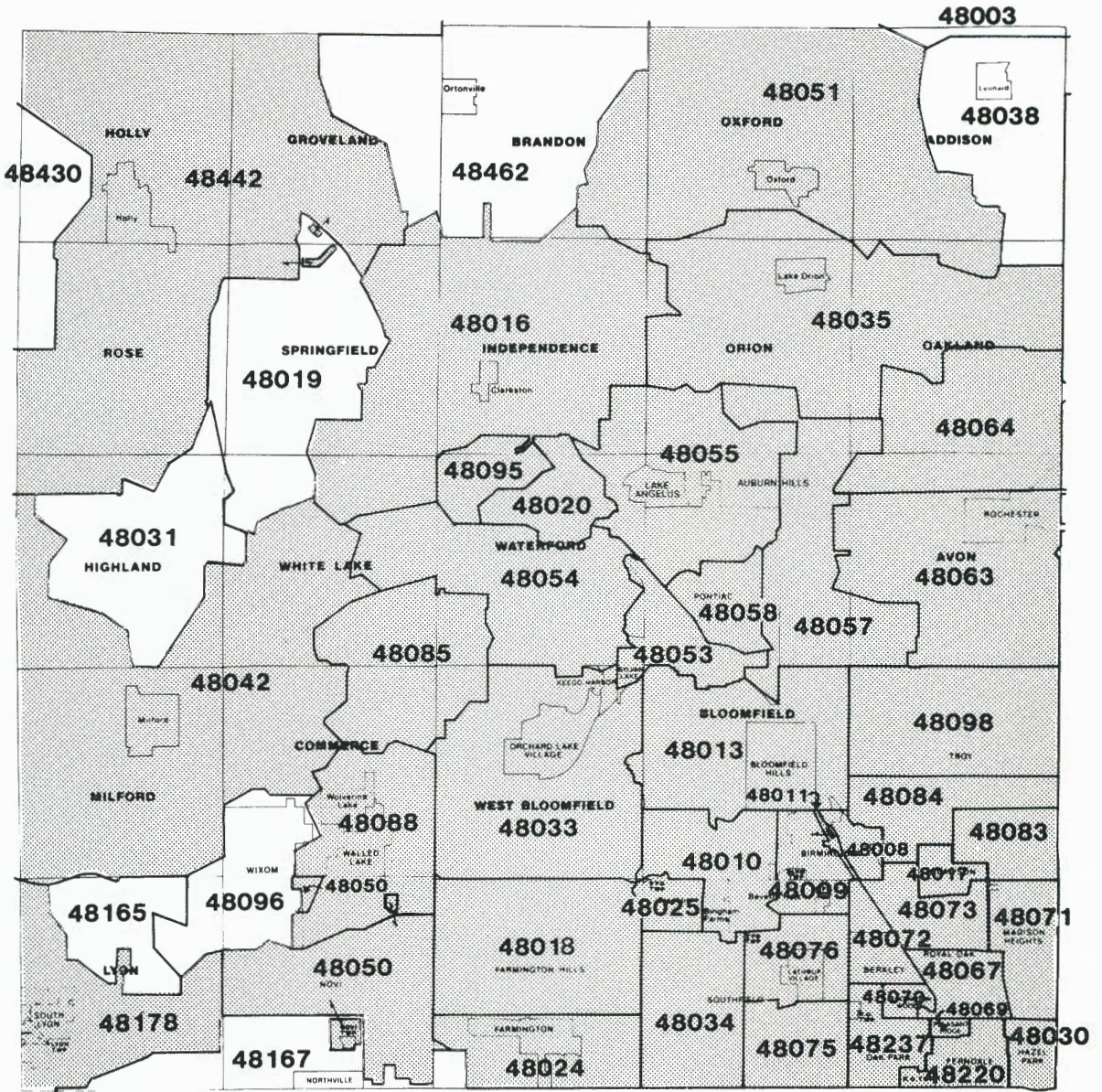
Zip Code	Total Housing Units	All Housing Types		Single Family		Multi Family		Mobile Homes	
		#	%	#	%	#	%	#	%
48008	3,959	38	1.0	21	0.7	17	1.5	0	0
48009	8,995	113	1.3	86	1.1	27	2.2	0	0
48010	6,526	53	0.8	47	0.8	6	1.5	0	0
48011	Computed with 48009								
48013	11,385	149	1.3	69	0.8	76	2.9	4	6.3
48016	7,737	78	1.0	74	1.1	4	0.8	0	0
48017	5,516	28	0.5	26	0.6	2	0.2	0	0
48018	15,434	258	1.9	121	1.2	130	2.6	7	2.7
48020	5,040	74	1.5	68	1.4	6	3.6	0	0
48024	12,645	86	0.7	37	0.5	31	0.7	18	3.0
48025	1,395	8	0.6	8	0.6	0	0	0	0
48030	7,494	218	2.9	218	3.1	5	0.7	0	0
48033	15,905	384	2.4	257	2.0	123	4.1	4	4.3
48034	13,265	254	1.9	59	1.3	188	2.2	7	3.5
48035	6,988	80	1.1	62	1.1	18	1.7	0	0
48042	7,886	105	1.3	46	0.7	5	0.8	54	5.5
48050	6,676	153	2.3	40	1.2	90	5.0	23	1.6
48051	4,765	45	0.9	21	0.7	8	1.3	16	1.7
48053	9,509	426	4.5	225	3.4	182	6.6	19	15.0
48054	15,030	247	1.6	118	1.2	123	3.0	6	0.9
48055	12,188	305	2.5	159	1.9	105	3.3	41	4.8
48057	7,045	77	1.1	65	1.7	0	0	12	1.3
48058	9,166	491	5.4	301	4.5	190	7.5	0	0
48063	21,276	238	1.1	142	1.0	82	1.3	14	1.3
48067	11,832	61	0.5	60	0.6	1	0.1	0	0

Continued

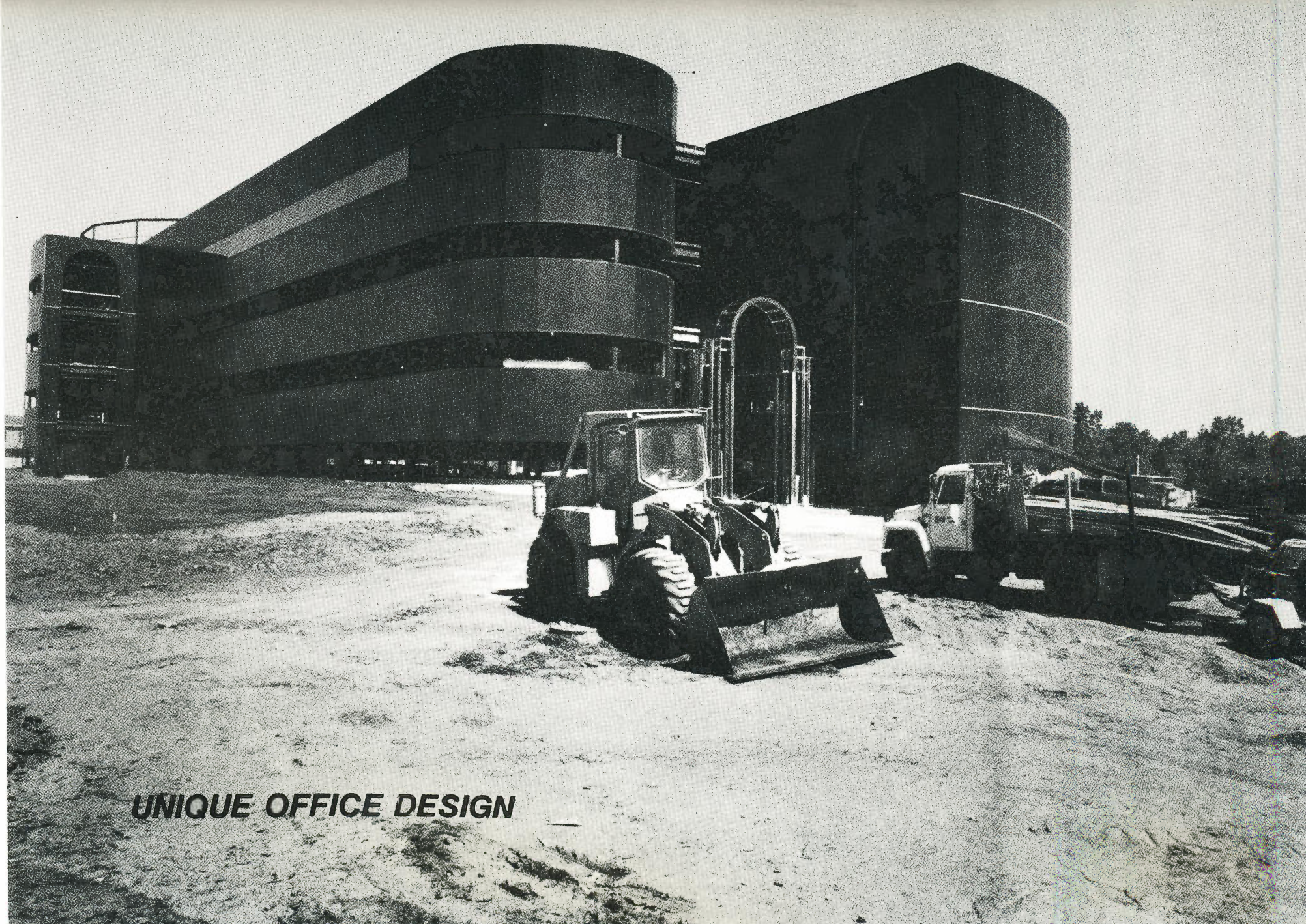
Zip Code	Total Housing Units	All Housing Types		Single Family		Multi Family		Mobile Homes	
		#	%	#	%	#	%	#	%
48069	1,233	4	0.3	4	0.3	0	0	0	0
48070	2,475	8	0.3	8	0.3	0	0	0	0
48071	13,080	103	0.8	76	0.8	19	0.6	8	1.6
48072	9,241	72	0.8	65	0.8	7	0.5	0	0
48073	14,360	64	0.8	40	0.4	24	0.6	0	0
48075	9,363	207	2.2	58	1.1	149	3.8	0	0
48076	10,764	108	1.0	84	1.1	24	1.0	0	0
48083	2,763	16	0.6	7	0.5	9	0.6	0	0
48084	11,465	81	0.7	45	0.7	36	0.8	0	0
48085	8,468	193	2.3	173	2.3	20	2.2	0	0
48088	6,588	153	2.3	132	3.0	21	1.0	0	0
48095	3,187	33	1.0	33	1.1	0	0	0	0
48098	10,804	87	0.8	78	0.8	9	0.7	0	0
48178	4,762	88	1.8	28	0.9	32	2.6	28	11.8
48220	11,173	146	1.3	131	1.3	15	1.1	0	0
48237	12,726	65	0.5	61	0.7	4	0.1	0	0
48442	5,456	103	1.9	53	1.3	27	8.0	23	2.4
TOTAL	<u>365,565</u>	<u>5,500</u>	<u>1.5</u>	<u>3,401</u>	<u>1.3</u>	<u>1,815</u>	<u>2.2</u>	<u>284</u>	<u>2.5</u>

SOURCE: Federal Home Loan Bank Board "Detroit SMSA Housing Vacancy Survey"
Conducted October, 1984 thru November, 1984.

OAKLAND COUNTY, MICHIGAN



Source: Federal Home Loan Bank of Indianapolis



UNIQUE OFFICE DESIGN

NONRESIDENTIAL CONSTRUCTION:
COMMERCIAL, OFFICE, INDUSTRIAL

Nonresidential building permit data is utilized to identify: 1) potential market areas for goods and services, 2) centers of employment and 3) established areas experiencing redevelopment.

Commercial

A total of 112 permits were issued for the construction of commercial buildings in Oakland County in 1984. The City of Novi issued the greatest number (20 permits) followed by Waterford Township and Beverly Hills (13 permits each) and the City of Troy (10 permits). The combined total of permits issued in these four communities accounted for 50% of the county total (See map pg. 33). However, only 17 of Oakland's 61 communities issued more than one commercial building permit in 1984.

**Novi
Ranks #1**

Five Year Trend

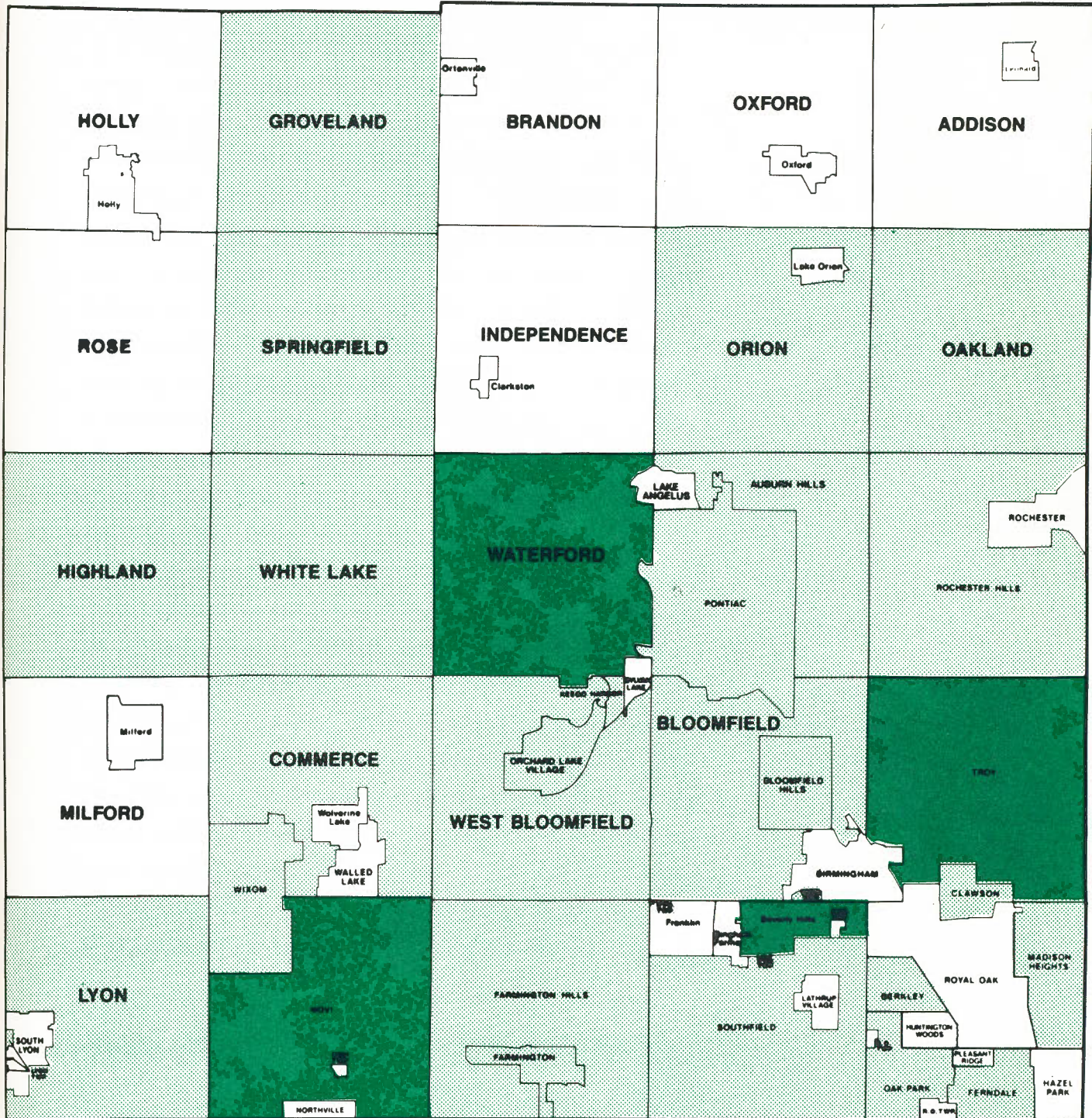
Commercial building permits issued in 1984 (112 permits) increased nearly 100% from permits recorded the previous year (57 permits), reflecting an upward trend in the last two years. The number of permits issued in 1984 is also the largest number recorded in the last (5) five years. Four communities issued over 10 commercial permits in 1984; only one community issued over 10 permits 1981-1983. The following communities have experienced the greatest amount of commercial construction during the past five years: Troy, Novi, Waterford Township, Farmington Hills and Southfield.

**Commercial
Development
Rises**

TABLE VII
 AUTHORIZED CONSTRUCTION BASED ON COMMERCIAL BUILDING PERMITS ISSUED
 IN OAKLAND COUNTY: 1980 - 1984

Community	Commercial Building Permits				
	1984	1983	1982	1981	1980
1. Novi	20	10	4	32	15
2. Waterford Township	13	4	12	9	16
3. Beverly Hills	13	0	0	0	1
4. Troy	10	5	5	3	20
5. Farmington Hills	7	2	6	6	10
6. Southfield	6	5	5	4	6
7. Bloomfield Township	4	2	0	2	0
8. Oak Park	4	2	0	1	0
9. West Bloomfield Township	4	0	0	3	2
10. Pontiac	3	2	1	1	2
11. Ferndale	3	2	1	1	1
12. Springfield Township	3	2	0	0	1
13. Orion Township	2	2	2	0	0
14. Rochester Hills	2	1	2	1	3
15. Auburn Hills	2	1	1	1	2
16. White Lake Township	2	0	1	0	1
17. Farmington	2	0	0	0	0
18. Madison Heights	1	3	1	3	2
19. Commerce Township	1	2	1	2	1
20. Groveland Township	1	1	0	0	0
21. Lyon Township	1	1	0	0	2
22. Highland Township	1	0	1	2	1
23. Clawson	1	0	0	2	0
24. Berkley	1	0	0	0	1
25. Wixom	1	0	0	0	0
26. Bloomfield Hills	1	0	0	0	0
27. Keego Harbor	1	0	0	0	0
28. Oakland Township	1	0	0	0	0
29. Orchard Lake	1	0	0	0	0
30. Sylvan Lake	0	0	0	0	1
31. Lathrup Village	0	4	1	0	2
32. Oxford Township	0	2	0	1	1
33. Royal Oak	0	1	2	3	.
34. Lake Orion	0	1	2	0	0
35. Walled Lake	0	1	1	6	0
36. Rochester	0	1	0	0	0
37. Ortonville	0	0	1	2	0
38. Milford	0	0	1	0	12
39. South Lyon	0	0	1	0	1
40. Birmingham	0	0	0	1	0
41. Holly	0	0	0	0	0
42. Brandon Township	0	0	0	0	0
43. Addison	0	0	0	0	0
44. Holly Township	0	0	0	0	0
45. Clarkston	0	0	0	0	0
46. Franklin	0	0	0	0	0
47. Hazel Park	0	0	0	0	0
48. Pleasant Ridge	0	0	0	0	0
TOTAL	<u>112</u>	<u>57</u>	<u>52</u>	<u>88</u>	<u>104</u>

OAKLAND COUNTY, MICHIGAN



1984 Commercial Building Permits Issued

Level of Intensity

HIGH 1/2 of Total (over 9 permits / community)

LOW 1/2 of Total (7 permits or less / community)

None

Total Permits: 112

Source: U.S. Department of Commerce; Bureau of the Census, Construction Statistics Division

CITY
Village
TOWNSHIP

Office

A total of 112 building permits were issued for office construction in Oakland County in 1984. Approximately 2/3 of this activity was confined to the communities of Farmington Hills (29 permits), Southfield (22 permits), Troy (15 permits) and Bloomfield Hills (10 permits). Approximately 60% of the County's 61 communities did not issue a single permit in 1984, while 9 of the 22 permit issuing communities recorded only one permit each. Communities within the Woodward, Telegraph, Northwestern and "Golden" corridors of the county are among those that were most impacted by office construction. (see map pg. 36).

**Northwestern
Corridor
is
"Hot"**

Five Year Trend

Building permits issued for office construction in the county has fluctuated during the last 5 years. However, since the recent upswing of building activity throughout the County, the greatest number of office permits issued during the past 5 years occurred in 1984. The Cities of Farmington Hills and Southfield have consistently remained within the top five permit issuing communities since 1980. The Cities of Troy and Bloomfield Hills have also experienced a significant amount of office development during the period.

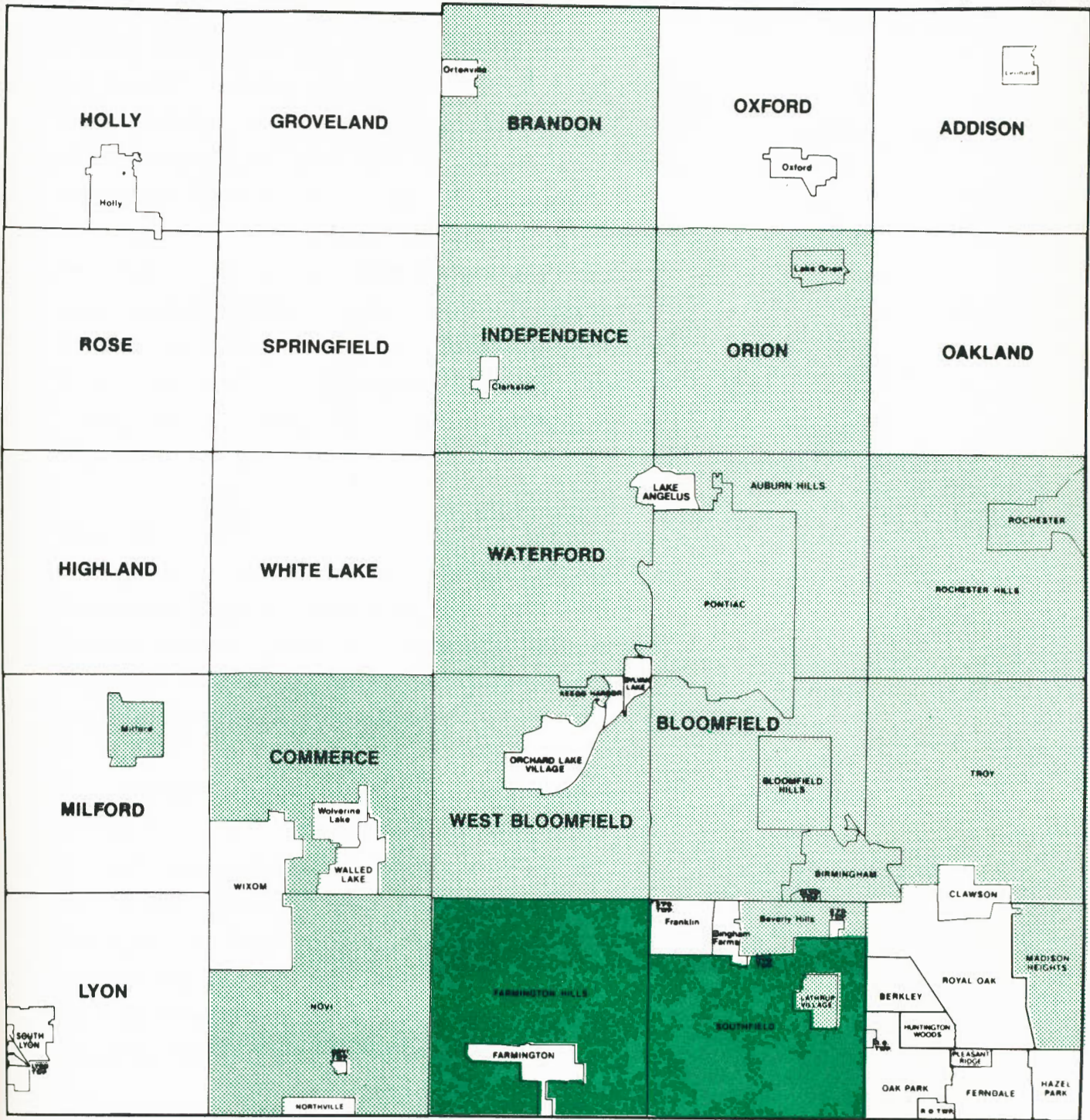
**Office
Construction
Fluctuates**

TABLE VIII
 AUTHORIZED CONSTRUCTION BASED ON OFFICE BUILDING PERMITS ISSUED
 IN OAKLAND COUNTY: 1980 - 1984

<u>Community</u>	<u>Office Building Permits</u>				
	<u>1984</u>	<u>1983</u>	<u>1982</u>	<u>1981</u>	<u>1980</u>
1. Farmington Hills	29	15	10	10	15
2. Southfield	22	23	8	12	8
3. Troy	15	14	2	7	12
4. Bloomfield Hills	10	8	10	9	7
5. Madison Heights	5	0	0	3	0
6. Rochester Hills	4	3	1	2	4
7. Waterford Township	4	1	4	2	1
8. Bloomfield Township	3	4	3	3	5
9. Commerce Township	3	0	0	2	1
10. Birmingham	2	3	0	2	2
11. Rochester	2	1	1	1	2
12. West Bloomfield Township	2	0	1	8	4
13. Orion Township	2	0	1	1	2
14. Novi	1	1	5	4	11
15. Auburn Hills	1	1	0	0	0
16. Lathrup Village	1	0	1	1	1
17. Pontiac	1	0	1	0	2
18. Independence Township	1	0	0	1	3
19. Beverly Hills	1	0	0	0	0
20. Brandon Township	1	0	0	0	0
21. Lake Orion	1	0	0	0	0
22. Milford	1	0	0	1	0
23. Ortonville	0	0	0	2	0
24. Oak Park	0	0	0	0	3
25. Ferndale	0	0	0	0	2
26. Oakland Township	0	0	0	0	1
27. Oxford	0	0	0	0	1
28. Holly	0	0	0	1	0
29. Farmington	0	0	0	1	0
30. Wixom	0	1	0	1	0
31. Clawson	0	1	0	1	0
32. South Lyon	0	1	0	0	0
33. Franklin	0	1	0	0	0
34. Sylvan Lake	0	1	0	0	0
35. Berkley	0	0	1	2	1
36. Royal Oak	0	0	1	1	1
37. Lyon Township	0	0	0	1	1
38. Highland Township	0	0	0	0	3
39. Wolverine Lake	0	0	0	0	1
40. White Lake Township	0	0	0	0	0
41. Walled Lake	0	0	0	0	0
TOTAL	<u>112</u>	<u>79</u>	<u>50</u>	<u>79</u>	<u>94</u>

SOURCE: U.S. Dept. of Commerce, Bureau of the Census, Construction Statistics Division.

OAKLAND COUNTY, MICHIGAN



1984 Office Building Permits Issued

Level of Intensity

HIGH 1/3 of Total (over 20 permits / community)

LOW 1/2 of Total (15 permits or less / community)

None

Total Permits: 112

CITY
Village
TOWNSHIP

Industrial

A county-wide total of 118 permits were issued for industrial building construction in 1984. The Cities of Troy, Rochester Hills, Madison Heights and Auburn Hills accounted for over 60% of the permits issued throughout Oakland. The Cities of Farmington Hills and Novi also issued a significant number of permits (see map pg. 39) compared with the county's remaining communities. Primary areas impacted by industrial construction follow the I-75 and I-96 growth corridors. In addition, nearly 1/3 of the communities in Oakland County issued permits for industrial construction in 1984.

**Industry
Fortifies
I-75
Corridor**

Five Year Trend

As a result of the development of Oakland Technology Park, a world-class "high tech" center in Oakland County, communities within the I-75 corridor have been impacted by intense industrial construction and "spin-off" support services.

**Oakland
Technology Park
Sparks
Business and
Industry**

Permits issued for Industrial building construction in 1984 increased over 57% from the preceeding year and 90% since 1982. The Cities of Troy, Madison Heights and Rochester Hills have consistantly placed among the Top Five permit issuing communities during the last five years. The communities of Farmington Hills and Wixom have also experienced the demand for Industrial construction during this same period.

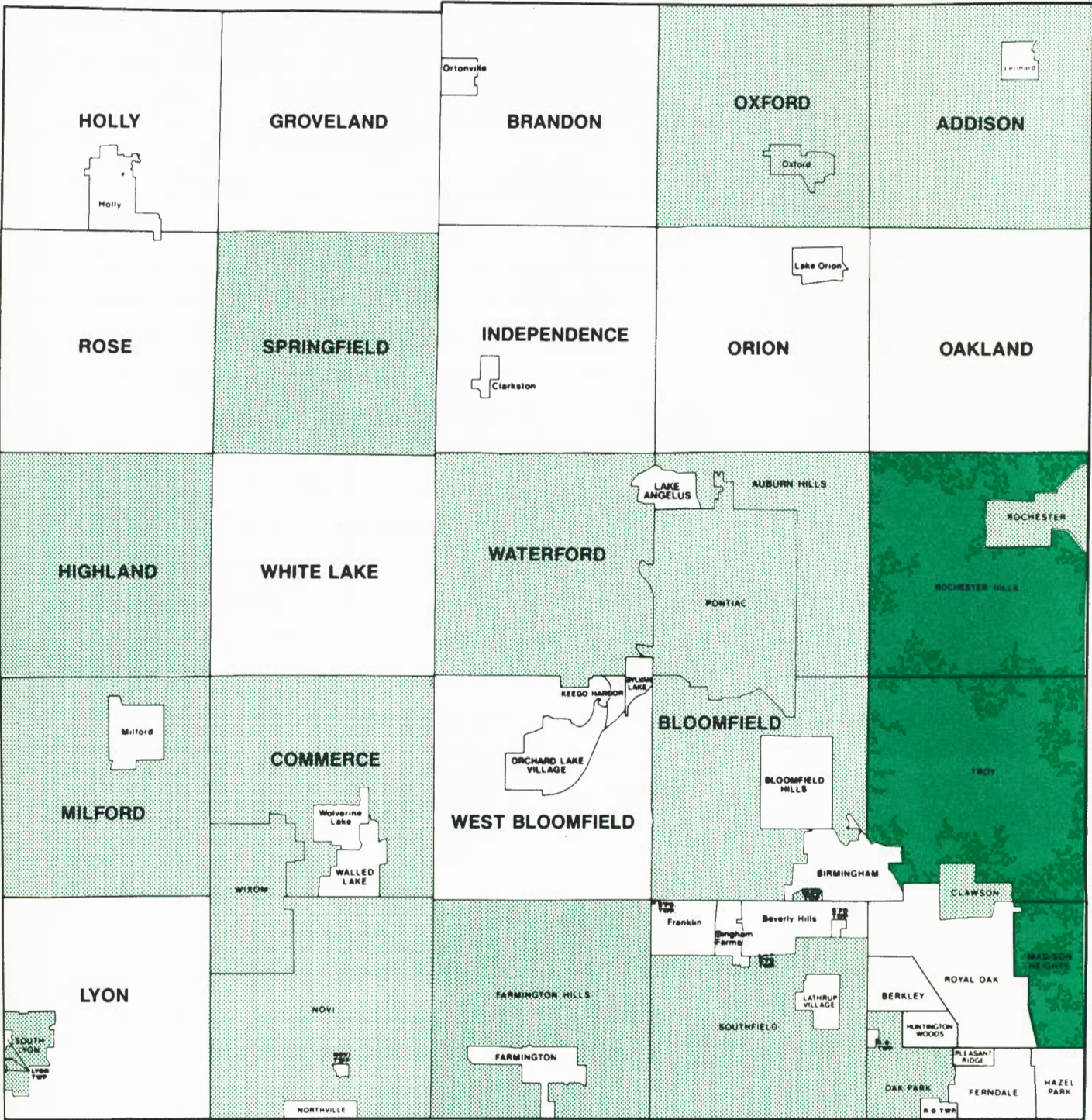
TABLE IX

AUTHORIZED CONSTRUCTION BASED ON INDUSTRIAL BUILDING PERMITS ISSUED
IN OAKLAND COUNTY: 1980 - 1984

<u>Community</u>	<u>Industrial Building Permits</u>				
	<u>1984</u>	<u>1983</u>	<u>1982</u>	<u>1981</u>	<u>1980</u>
1. Troy	24	16	22	19	33
2. Rochester Hills	19	8	3	5	9
3. Madison Heights	18	8	4	7	8
4. Auburn Hills	10	3	2	3	5
5. Farmington Hills	7	16	2	3	8
6. Novi	6	1	1	1	14
7. Wixom	5	3	6	11	6
8. Milford Township	5	1	0	2	4
9. Commerce Township	4	6	2	3	3
10. Southfield	4	0	2	0	1
11. Rochester	3	1	1	2	1
12. Waterford Township	2	0	1	2	0
13. Oxford	2	0	0	0	2
14. Oak Park	1	5	3	2	1
15. Pontiac	1	3	4	1	5
16. Springfield Township	1	1	1	3	1
17. Bloomfield Township	1	1	0	0	0
18. Highland Township	1	0	0	3	2
19. South Lyon	1	0	0	3	1
20. Clawson	1	0	0	0	0
21. Oxford Township	1	1	2	0	8
22. Addison Township	1	0	0	0	0
23. Ortonville	0	0	0	2	0
24. Hazel Park	0	0	0	0	1
25. Independence Township	0	0	0	0	1
26. West Bloomfield Township	0	1	0	0	0
27. Ferndale	0	0	3	0	1
28. Orion Township	0	0	1	11	6
29. Lyon Township	0	0	1	1	1
30. Holly	0	0	1	0	0
31. Royal Oak	0	0	0	2	1
32. Walled Lake	0	0	0	1	2
33. White Lake Township	0	0	0	1	1
34. Royal Oak Township	0	0	0	0	0
TOTAL	<u>118</u>	<u>75</u>	<u>62</u>	<u>88</u>	<u>126</u>

SOURCE: U.S. Dept. of Commerce, Bureau of the Census, Construction Statistics Division.

OAKLAND COUNTY, MICHIGAN



1984 Industrial Building Permits Issued

Level of Intensity

HIGH 1/2 of Total (over 15 permits / community)

LOW 1/2 of Total (10 permits or less / community)

None None

Total Permits: 118

CITY
Village
TOWNSHIP

REAL ESTATE VALUE

In this report the value of real estate is measured by: 1) the value of taxable real property at 50% of true cash value or "assessed valuation" as equalized, and 2) residential sales data.

The 1984 equalized valuation of real property in Oakland County was \$13,086,130,258. Approximately 58% of this total was absorbed by the county's twenty-eight cities, followed by the township aggregate of 38% and 4% for villages. Four communities recorded over 30% of the county's total real estate value: the City of Troy recorded the highest, followed by the City of Southfield, Bloomfield Township and Farmington Hills (see map pg. 46). The City of Troy, establishing a real estate value greater than any other community in the county, surpassed the City of Southfield by a slim \$15 million in assessed valuation.

**City of
Troy
#1**

The Community exhibiting the highest average square mile value of real estate (a measurement incorporating development density per average square mile) is the City of Birmingham. The Cities of Clawson, Pleasant Ridge, Huntington Woods, Berkley, Royal Oak, and Farmington follow Birmingham's lead (See map pg. 47).

**Intense
Development**

Communities recording some of the County's lowest average square mile values include the Townships of Milford, Addison, Rose, Groveland and Holly.

Five Year Trend

**Property
Values
Strong**

The assessed value of real property in Oakland County in 1984 increased 2.5% over 1983 figures and 23% since 1980. The top five communities supporting the highest real estate value in 1980 repeated the same through 1984. Eleven communities in southeast Oakland County absorbed approximately 65% of the county's real estate value in four of the past five years. The City of Farmington Hills has experienced the largest amount of increase in the value of real property since 1980, as Novi Township recorded the smallest increase. Furthermore, the county's 1984 average square mile value of real estate has also increased approximately 2.5% since 1983, while recording a 22% increase over 1980 figures. Four of the top five communities supporting the highest average square mile values in 1984 have repeated the same since 1980, which include the Cities of Birmingham, Clawson, Pleasant Ridge and Huntington Woods.

TABLE X
 DISTRIBUTION OF REAL ESTATE VALUE BY COMMUNITY (ASSESSED)
 IN OAKLAND COUNTY: 1982 - 1984

<u>Community</u>	<u>Real Estate</u>		
	<u>1984</u>	<u>1983</u>	<u>1982</u>
1. Troy	\$ 1,218,785,350	\$ 1,176,939,350	\$1,183,904,719
2. Southfield	1,203,846,200	1,189,378,500	1,208,854,949
3. Bloomfield Township	1,014,941,250	987,683,900	1,021,946,042
4. Farmington Hills	924,660,938	879,222,600	891,157,212
5. West Bloomfield Twp.	823,302,700	788,968,200	813,314,607
6. Waterford Township	651,748,700	645,278,200	663,085,506
7. Royal Oak	651,639,600	651,067,400	667,259,886
8. Rochester Hills	608,507,700	576,249,300	591,331,860
9. Pontiac	529,602,100	527,555,000	536,282,412
10. Birmingham	434,452,200	414,675,300	432,209,950
11. Novi	402,632,300	386,577,000	393,823,795
12. Madison Heights	341,974,200	338,137,500	334,490,600
13. Independence Township	254,310,600	250,574,900	251,324,141
14. Oak Park	251,127,500	249,775,770	263,571,746
15. Commerce Township	233,789,000	230,486,000	238,004,132
16. White Lake Township	206,112,950	203,772,050	211,627,483
17. Bloomfield Hills	200,733,000	192,951,900	195,258,978
18. Beverly Hills	196,619,000	196,441,600	209,947,562
19. Orion Township	189,409,200	188,219,500	194,907,319
20. Ferndale	181,535,900	178,111,900	180,875,658
21. Highland Township	156,282,900	154,713,700	161,689,551
22. Farmington	148,094,830	142,505,400	145,604,681
23. Berkley	147,630,700	145,697,500	151,237,400
24. Clawson	137,983,696	137,557,877	136,942,953
25. Hazel Park	125,431,700	125,555,385	128,514,930
26. Auburn Hills	120,076,025	115,835,300	120,024,645
27. Oakland Township	117,341,108	116,062,908	120,517,339
28. Wixom	101,409,930	100,740,430	104,683,095
29. Rochester	95,920,400	94,162,600	99,553,518
30. Brandon Township	91,128,236	90,832,235	94,782,379

Continued

<u>Community</u>	<u>Real Estate</u>		
	<u>1984</u>	<u>1983</u>	<u>1982</u>
31. Springfield Township	\$ 90,560,400	\$ 89,604,400	\$ 92,446,284
32. Huntington Woods	88,202,000	87,873,050	90,337,394
33. Milford Township	82,962,050	82,161,000	87,423,866
34. Lyon Township	81,376,300	80,565,100	77,788,884
35. Oxford Township	81,333,070	81,238,070	83,756,962
36. Franklin	72,518,400	70,350,000	72,719,086
37. Lathrup Village	68,892,800	68,838,050	72,126,762
38. Orchard Lake Village	62,221,300	57,552,300	56,447,662
39. Addison Township	54,692,920	54,399,270	55,526,352
40. Bingham Farms	53,355,600	48,885,800	45,115,956
41. Rose Township	51,983,500	51,789,150	54,129,334
42. Groveland Township	50,468,200	49,503,400	50,721,214
43. Walled Lake	48,727,600	46,732,450	46,397,024
44. Milford	45,820,750	46,569,400	48,301,884
45. South Lyon	43,424,300	42,677,100	44,450,972
46. Wolverine Lake	40,381,700	39,788,300	41,692,600
47. Holly Township	38,371,000	38,019,850	39,271,880
48. Pleasant Ridge	34,908,776	35,112,455	37,250,004
49. Northville	35,269,660	35,086,333	36,607,460
50. Holly	32,145,525	31,482,175	32,317,394
51. Royal Oak Township	29,777,900	29,561,300	30,059,212
52. Sylvan Lake	26,207,800	26,032,200	26,476,392
53. Oxford	23,511,200	23,159,150	23,771,241
54. Lake Orion	23,444,200	23,229,200	24,228,200
55. Keego Harbor	22,548,500	22,531,200	22,517,918
56. Clarkston	13,188,400	12,528,600	12,585,621
57. Lake Angelus	12,650,850	12,594,775	12,113,052
58. Ortonville	9,941,900	9,724,684	9,868,032
59. Leonard	2,745,344	2,756,244	2,855,806
60. Novi Township*	2,494,000	2,492,900	2,706,339
61. Southfield Township	<u>974,400</u>	<u>590,500</u>	<u>623,280</u>
COUNTY TOTALS	<u>\$13,086,130,258</u>	<u>\$12,779,073,610</u>	<u>\$13,079,363,323</u>

SOURCE: 1984 Equalization Report.

TABLE XI

AVERAGE SQUARE MILE DISTRIBUTION OF REAL ESTATE (ASSESSED VALUE)
 IN OAKLAND COUNTY: 1982 - 1984

<u>Community</u>	<u>Real Estate/Average Square Miles</u>		
	<u>1984</u>	<u>1983</u>	<u>1982</u>
1. Birmingham	\$ 89,027,090	\$84,974,447	\$88,567,612
2. Clawson	62,154,818	61,963,077	61,686,014
3. Pleasant Ridge	61,243,466	61,600,798	65,350,884
4. Huntington Woods	60,412,328	60,187,021	61,874,927
5. Berkley	57,000,270	56,253,861	58,392,818
6. Farmington	56,524,744	54,391,374	55,574,305
7. Royal Oak	55,317,453	55,268,879	56,643,453
8. Oak Park	50,025,398	49,756,129	52,504,331
9. Beverly Hills	48,910,199	48,866,070	52,225,761
10. Madison Heights	48,506,978	47,962,766	47,445,475
11. Ferndale	46,908,501	46,023,747	46,737,896
12. Lathrup Village	46,236,778	46,200,034	48,407,222
13. Hazel Park	44,637,615	44,681,631	45,734,850
14. Bingham Farms	43,734,098	40,070,328	36,980,291
15. Southfield	43,257,139	42,737,279	43,437,116
16. Royal Oak Township	43,156,376	42,842,464	43,564,075
17. Bloomfield Hills	40,146,600	38,590,380	39,051,795
18. Keego Harbor	39,558,771	39,528,421	39,505,119
19. Bloomfield Township	39,051,221	38,002,459	39,320,740
20. Troy	36,349,100	35,101,084	35,308,819
21. Northville	34,578,098	34,398,366	35,889,666
22. Sylvan Lake	31,575,662	31,364,096	31,899,267
23. Farmington Hills	27,734,281	26,371,404	26,729,370
24. Franklin	27,573,536	26,749,049	27,649,842
25. Clarkston	26,376,800	25,057,200	25,171,242
26. Pontiac	26,374,606	26,272,659	26,707,291
27. West Bloomfield Township	26,354,119	25,255,064	26,034,398
28. Rochester*	25,044,490	24,585,535	25,993,085
29. Wolverine Lake	23,894,497	23,543,373	24,670,177
30. Novi Township*	22,672,727	22,662,727	24,603,081

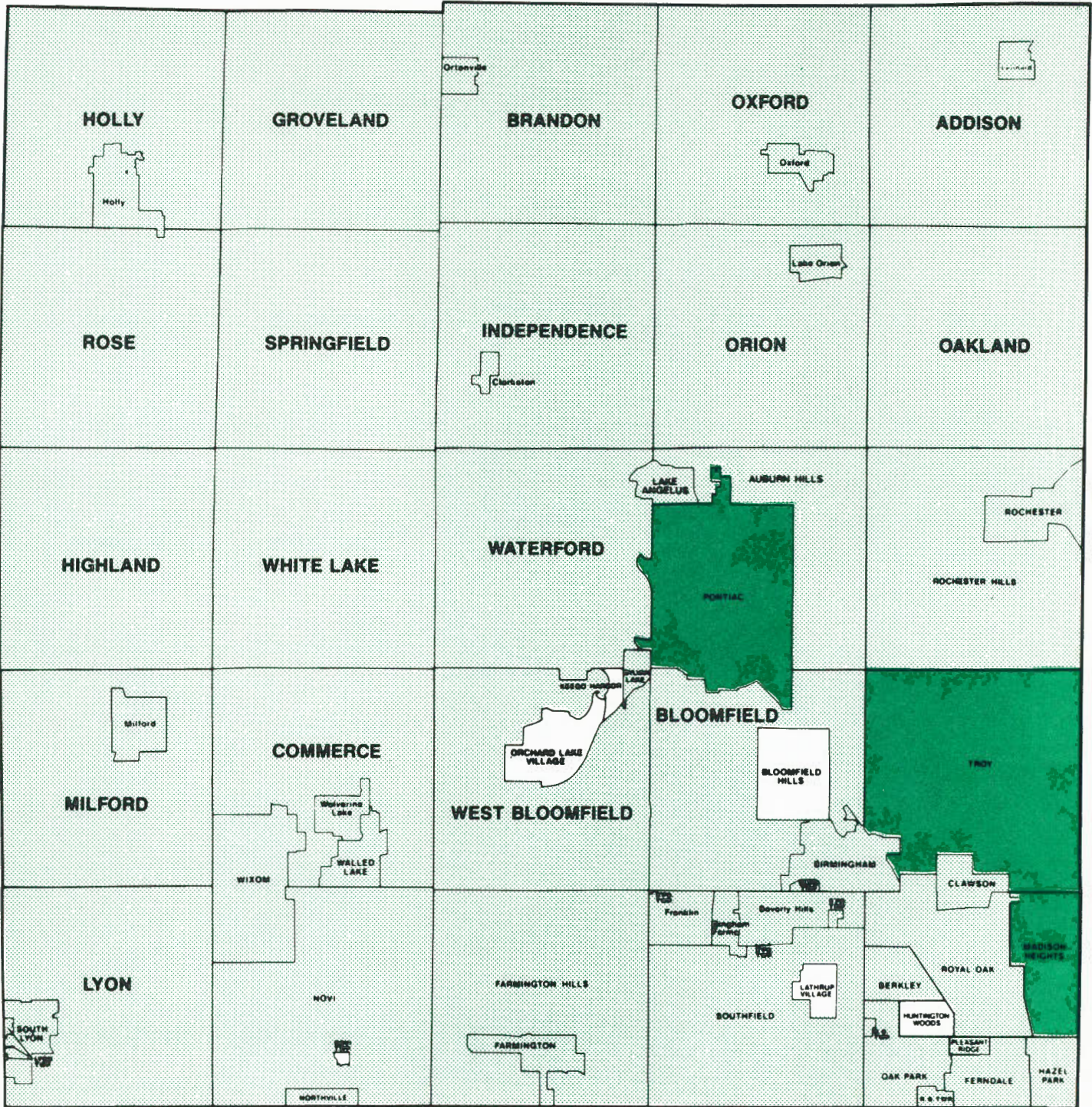
Continued

<u>Community</u>	<u>Real Estate/Average Square Miles</u>		
	<u>1984</u>	<u>1983</u>	<u>1982</u>
31. Walled Lake	\$ 20,388,117	\$19,553,326	\$19,412,980
32. Waterford Township	18,520,849	18,336,976	18,843,009
33. Rochester Hills	18,462,005	17,483,292	17,940,893
34. Milford	18,182,837	18,479,921	19,167,414
35. Lake Orion	18,034,000	17,868,615	18,637,076
36. South Lyon	16,896,614	16,605,875	17,296,098
37. Oxford	15,994,013	15,754,524	16,170,912
38. Orchard Lake	15,325,443	14,175,517	13,903,365
39. Novi	12,884,233	12,370,464	12,602,361
40. Wixom	10,742,577	10,671,656	11,160,244
41. Holly	10,609,084	10,390,157	11,182,489
42. Ortonville	9,941,900	9,724,684	9,868,032
43. Commerce	8,319,893	8,202,349	8,451,851
44. Lake Angelus	7,713,932	7,679,741	7,764,776
45. Auburn Hills	7,216,107	6,961,256	7,178,507
46. Independence Township	7,044,614	6,941,133	6,961,887
47. White Lake Township	5,545,142	5,492,508	5,693,502
48. Orion Township	5,466,354	6,140,930	5,625,030
49. Southfield Township	5,128,421	3,107,895	3,280,421
50. Highland Township	4,307,687	4,264,435	4,456,713
51. Oakland Township	3,199,921	3,165,643	3,286,537
52. Leonard	3,016,861	3,028,840	3,138,248
53. Brandon Township	2,610,376	2,601,897	2,715,049
54. Lyon Township	2,544,599	2,519,234	2,432,422
55. Springfield Township	2,462,218	2,436,226	2,513,493
56. Oxford Township	2,401,330	2,398,526	2,472,895
57. Milford Township	2,358,886	2,336,110	2,485,751
58. Addison Township	1,532,014	1,523,789	1,555,360
59. Rose Township	1,434,423	1,429,060	1,493,635
60. Groveland Township	1,398,011	1,371,285	1,405,019
61. Holly Township	<u>1,145,744</u>	<u>1,135,260</u>	<u>1,167,763</u>
Total County Average	<u>\$ 14,376,413</u>	<u>\$14,039,081</u>	<u>\$14,368,979</u>

*Annexation

SOURCE: Compiled by the Oakland County Planning Division.

OAKLAND COUNTY, MICHIGAN



1984 Value of Real Estate (S.E.V.)

Level of Intensity

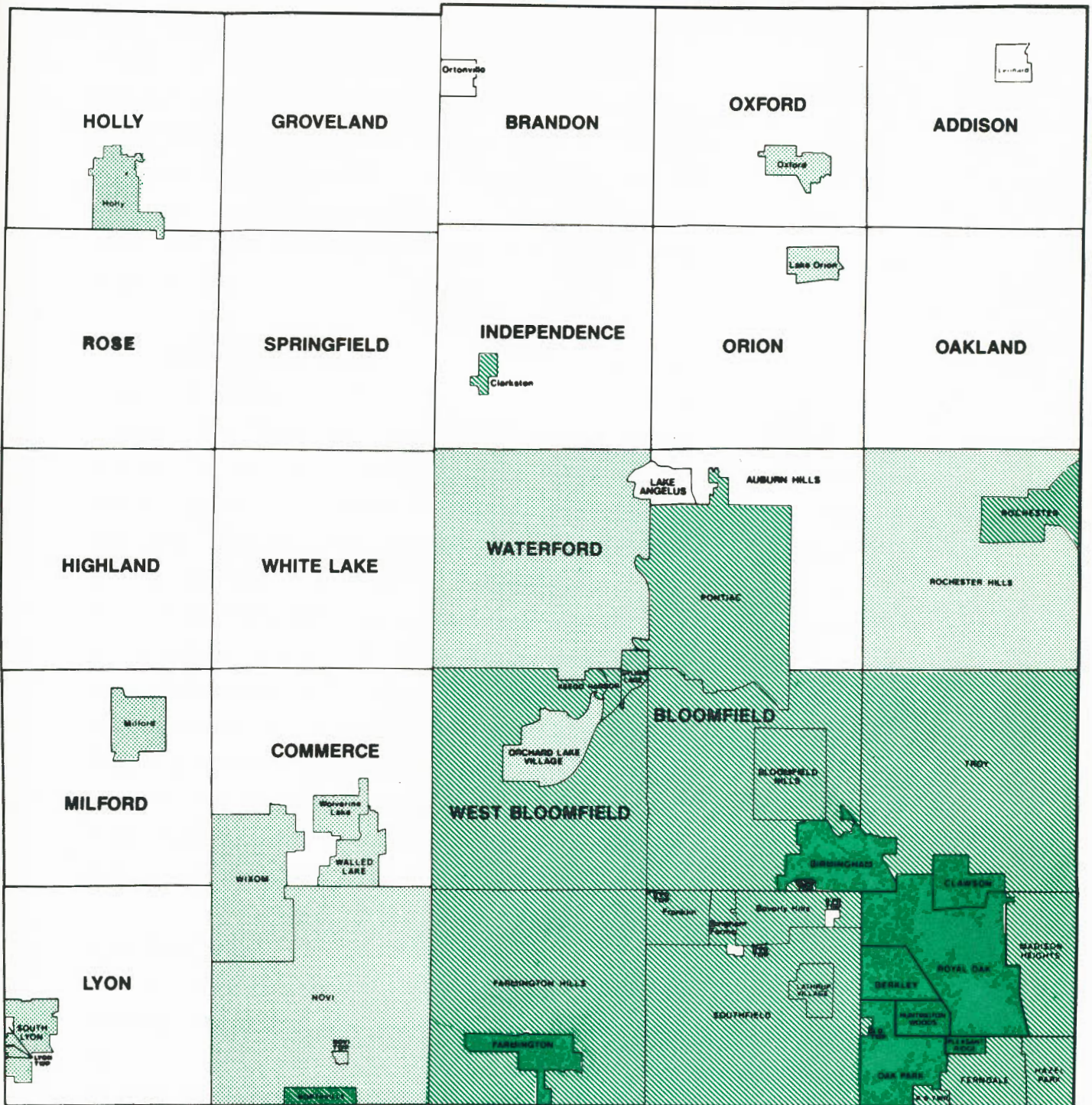
CITY
Village
TOWNSHIP

- HIGH** 1/3 of Total (over \$920 million / community)
- MEDIUM** 1/3 of Total (between \$400 million & \$825 million / community)
- LOW** 1/3 of Total (less than \$350 million / community)

Total Equalized Valuation: \$13,086,130,258

Source: Oakland County Planning Division

OAKLAND COUNTY, MICHIGAN



1984 Average Square Mile Value of Real Estate (S.E.V.)

Level of Intensity

CITY
Village
TOWNSHIP

- HIGH (over \$50 million / community)
- UPPER MIDDLE (between \$25 million & \$50 million / community)
- LOWER MIDDLE (between \$10 million & \$25 million / community)
- LOW (less than \$10 million / community)

County Average Square Mile Valuation: \$14,376,413

Source: Oakland County Planning Division

Residential Real Estate

In 1984 the average selling price of single family residential dwelling units in Oakland County was \$70,400 and condominiums \$69,600. The average selling price is based on the total number of units sold and recorded in each community, exclusive of sales through creative financing. A total of 11,076 single family units and 1,254 condominiums were sold in 1984 (see map, pg. 52).

Communities maintaining the highest average household income in the county are predominantly among those recording the highest average selling prices. The top five communities achieving the highest average single family selling prices with a minimum of ten units sold include: Bloomfield Hills, Bingham Farms, Orchard Lake Village, Franklin Village and Bloomfield Township. Condominium costs were highest in Bingham Farms, West Bloomfield Township, Bloomfield Township, Bloomfield Hills, Beverly Hills and Independence Township. (see map, pg. 51). The City of Bloomfield Hills established the highest average single family (\$289,500) selling price as the City of Hazel Park recorded the lowest (28,000) in 1984 for communities recording more than ten units sold.

**Housing
Costs
Highest
in
Bloomfield Hills
and
Bingham Farms**

Five Year Trend

In 1984 the average selling price of residential dwelling units was \$70,400 representing a 1% decrease from the 1983 average of \$71,300 and below the county's highest recorded average of \$72,900 in 1981. The top five communities consistently recording the highest average sales price since 1980 include: Bloomfield Hills, Bloomfield Township, West Bloomfield Township, Orchard Lake and Southfield Township (includes the Villages of Franklin, Bingham Farms and Beverly Hills).

**Housing
Costs
And
Units Sold
Stabilize**

A total of 12,330 residential units were sold and recorded in 1984 which represents a significant upward trend of the past two years. In 1980 approximately 11,700 units were sold, followed by 9,000 units in 1981, and 6,400 in 1982. The top five communities consistently recording the greatest number of units sold since 1980 include: Troy, Royal Oak, Bloomfield Township, Southfield, Farmington Hills, Waterford Township and Rochester Hills.

TABLE XII
AVERAGE SELLING PRICE AND RECORDED SALES OF
RESIDENTIAL DWELLING UNITS

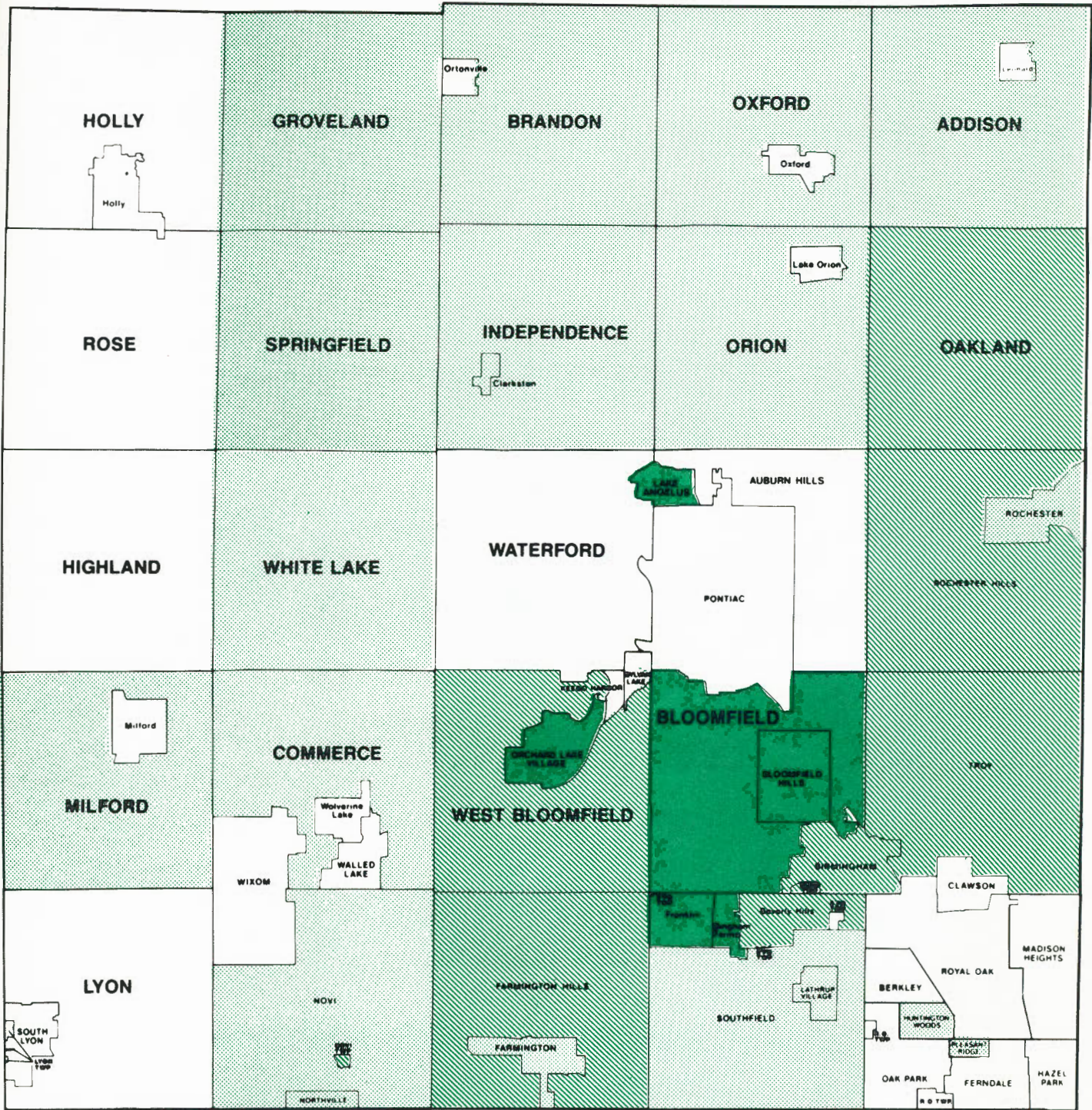
Community	Single Family				Condominium			
	1984	1983	1984	1983	1984	1983	1984	1983
	Units Sold		Ave. \$		Units Sold		Ave. \$	
1. Bloomfield Hills	38	25	289,500	299,600	29	12	111,100	103,000
2. Lake Angelus	1	1	231,000	310,000	--	--	--	--
3. Bingham Farms	18	13	175,500	175,300	4	5	196,100	174,400
4. Orchard Lake	30	29	174,200	151,400	--	--	--	--
5. Franklin Village	29	42	148,300	141,700	--	--	--	--
6. Bloomfield Township	513	590	137,500	134,900	97	90	113,800	107,300
7. Novi Township	1	1	112,000	98,000	--	--	--	--
8. Oakland Township	67	60	109,200	96,800	--	--	--	--
9. West Bloomfield Township	509	517	104,000	105,000	105	85	109,900	116,200
10. Beverly Hills	221	218	98,700	95,900	2	4	92,000	91,500
11. Rochester Hills	585	560	95,100	90,000	152	126	74,700	69,900
12. Birmingham	507	405	94,100	88,900	81	40	78,100	74,600
13. Farmington Hills	663	641	91,300	89,400	94	74	59,100	54,700
14. Troy	951	841	86,500	82,700	132	76	63,700	62,300
15. Northville	40	30	78,600	74,800	15	19	77,500	76,700
16. Novi	245	223	77,100	74,300	146	147	56,000	55,500
17. Clarkston Village	9	10	76,500	69,900	--	--	--	--
18. Addison Township	27	17	75,200	73,200	--	--	--	--
19. Groveland Township	29	10	73,300	72,900	--	--	--	--
20. Lathrup Village	91	66	72,500	78,500	2	10	77,500	70,000
21. Milford Township	31	30	71,500	87,600	--	--	--	--
22. Huntington Woods	125	91	69,400	71,200	--	--	--	--
23. Independence Township	232	175	68,600	81,100	13	6	95,000	65,500
24. Commerce Township	183	182	68,000	67,300	7	4	44,600	45,400
25. Southfield	598	540	64,600	66,000	121	111	63,800	67,700
26. Farmington	115	109	63,700	69,900	22	22	52,200	63,700
27. Brandon Township	68	39	63,100	61,800	--	--	--	--
28. Orion Township	205	168	63,100	60,100	25	9	30,400	30,300
29. Rochester	86	63	62,800	59,100	22	7	42,400	47,000

Continued

Community	Single Family				Condominium			
	<u>1984</u>	<u>1983</u>	<u>1984</u>	<u>1983</u>	<u>1984</u>	<u>1983</u>	<u>1984</u>	<u>1983</u>
	Units Sold		Ave. \$		Units Sold		Ave. \$	
30. White Lake Township	201	162	62,500	58,900	--	--	--	--
31. Springfield Township	50	52	61,600	67,000	1	--	51,500	--
32. Pleasant Ridge	44	37	61,000	59,900	--	--	--	--
33. Oxford Township	69	34	60,200	63,800	--	1	--	53,500
34. Holly Township	27	17	59,500	58,700	--	--	--	--
35. Wixom	69	50	59,400	63,000	--	--	--	--
36. Lyon Township	24	23	58,500	68,400	--	--	--	--
37. Wolverine Lake	56	35	58,500	49,700	--	--	--	--
38. Highland Township	124	92	58,000	60,500	--	--	--	--
39. Ortonville Village	7	--	55,100	--	--	--	--	--
40. Lake Orion Village	23	20	54,300	41,400	--	--	--	--
41. South Lyon	37	42	53,500	48,500	--	5	--	40,700
42. Sylvan Lake	37	28	51,800	54,800	--	--	--	--
43. Waterford Township	624	538	51,300	51,200	33	23	35,200	35,100
44. Rose Township	28	38	51,200	50,000	--	--	--	--
45. Oxford Village	26	16	50,500	53,000	--	--	--	--
46. Royal Oak	989	862	48,300	47,500	80	77	43,800	44,100
47. Milford Village	65	36	48,200	49,200	--	--	--	--
48. Clawson	187	160	47,200	45,700	1	--	40,000	--
49. Auburn Hills	105	86	45,000	44,400	26	15	44,100	41,500
50. Walled Lake	38	32	44,400	45,000	20	16	43,300	48,000
51. Holly Village	44	56	42,000	42,300	--	--	--	--
52. Berkley	242	225	42,000	41,200	1	--	31,000	--
53. Leonard Village	3	2	38,400	39,000	--	--	--	--
54. Madison Heights	357	296	38,100	40,000	14	12	36,200	37,500
55. Oak Park	441	306	37,700	40,300	3	2	23,300	32,500
56. Keego Harbor	20	10	35,000	28,400	1	--	48,000	--
57. Ferndale	265	284	31,200	29,700	--	--	--	--
58. Pontiac	424	270	28,100	27,500	5	1	23,200	20,000
59. Hazel Park	232	194	28,000	28,300	--	--	--	--
60. Royal Oak Township	1	2	24,000	28,300	--	--	--	--
61. Southfield Township*								
TOTAL	<u>11,076</u>	<u>9,709</u>	<u>70,400</u>	<u>71,300</u>	<u>1,254</u>	<u>1,000</u>	<u>69,600</u>	<u>69,800</u>

*No Sales Recorded

OAKLAND COUNTY, MICHIGAN



1984 Average Selling Price / Residential Dwellings

Level of Value

(Condominiums Excluded)

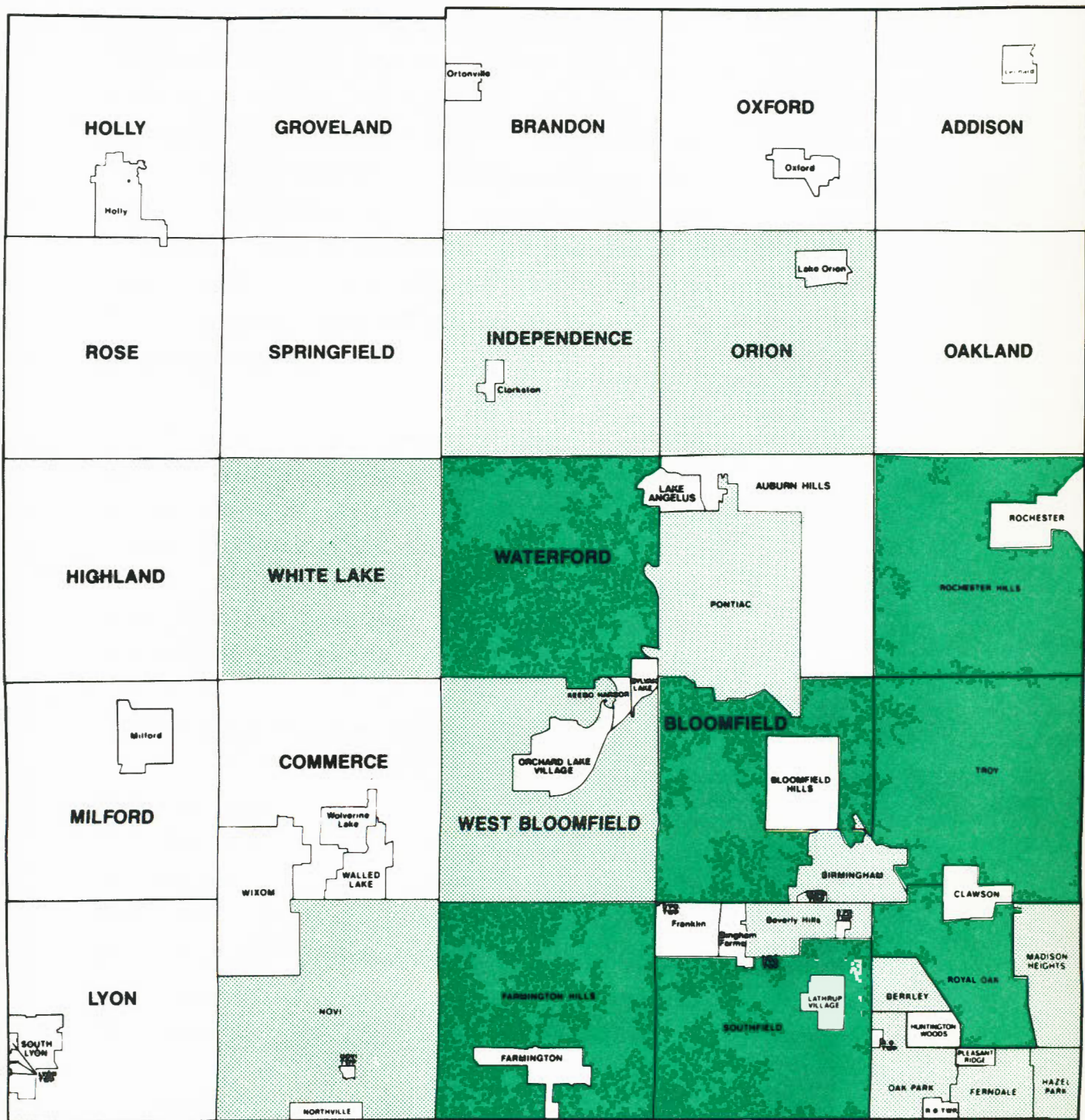
- HIGH** (over \$125,000 / community)
- UPPER MIDDLE** (between \$80,000 & \$125,000 / community)
- LOWER MIDDLE** (between \$60,000 & \$80,000 / community)
- LOW** (less than \$60,000 / community)

County Average Value: \$70,400

Source: Oakland County Planning Division

CITY
Village
TOWNSHIP

OAKLAND COUNTY, MICHIGAN



1984 Residential Dwelling Units Sold Level of Intensity

CITY
Village
TOWNSHIP

- HIGH 1/3 of Total (over 510 sales / community)
- MEDIUM 1/3 of Total (between 200 & 510 sales / community)
- LOW 1/3 of Total (less than 200 sales / community)

Total Units Sold: 12,330

Source: Oakland County Planning Division

Industrial and Commercial Real Estate

Three communities which are contiguous to the I-75 growth corridor, account for over 50% of the County's value of industrial real estate. These communities include: the Cities of Pontiac, Troy and Madison Heights (see map pg. 57). Several areas which have the least amount of industrial real estate include: Southfield Township, Northville, Brandon Township, Rose Township, Pleasant Ridge and Sylvan Lake. Over 7% of Oakland's real estate value is absorbed by Industrial property.

**Pontiac,
Troy and
Madison Heights
Dominate**

The value of commercial real estate in Oakland County is nearly 20 percent of the total value of all real property in the County. The following communities are the primary targets of commercial development: Southfield, Troy, Farmington Hills, Waterford Township and Royal Oak. These communities account for over 50 percent of the commercial real estate within Oakland's 61 communities in 1984, (see map pg. 58).

**Southeast
Oakland
Impacted**

Five Year Trend

The value of industrial real estate in Oakland has increase nearly 2 percent since 1983 and over 12% since 1980. The top five communities maintaining the greatest value of industrial real estate during the past five years include: Pontiac, Troy, Madison Heights, Farmington Hills and Novi.

**Commercial
&
Industrial
Property
Rise**

The value of commercial real estate increased 4 percent over 1983 figures and 23 percent since 1980. Communities consistantly achieving the highest commercial real estate values during the past five years include: Southfield, Troy, Farmington Hills, Royal Oak and Waterford Township. As of 1983, the City of Pontiac has been surpassed by the City of Novi within the top ten commercial ranking.

TABLE XIII
DISTRIBUTION OF INDUSTRIAL REAL ESTATE VALUE BY COMMUNITY (ASSESSED)
IN OAKLAND COUNTY: 1982 - 1984

Community	Industrial Real Estate Value		
	1984	1983	1982
1. Pontiac	\$ 218,577,200	\$218,566,200	\$219,463,400
2. Troy	188,931,000	179,649,200	173,706,100
3. Madison Heights	87,257,600	83,350,500	80,374,800
4. Farmington Hills	64,545,600	61,435,860	58,671,300
5. Novi	58,221,650	59,493,850	58,233,250
6. Wixom	41,955,870	41,205,270	39,922,070
7. Waterford	30,938,900	32,160,000	31,421,900
8. Oak Park	28,326,460	29,415,060	29,615,220
9. Commerce Township	24,844,050	24,152,300	22,917,300
10. Rochester Hills	20,374,700	20,111,300	21,514,600
11. Royal Oak	20,226,900	20,174,900	19,768,500
12. Ferndale	19,048,400	18,921,500	18,788,800
13. Southfield	18,960,050	18,869,900	19,012,500
14. Milford Township	17,721,400	17,980,200	15,422,000
15. Auburn Hills	14,859,025	15,013,125	14,724,900
16. Rochester	13,231,100	12,726,700	17,131,500
17. Oxford Township	11,707,060	12,241,360	10,631,060
18. Orion Township	10,091,500	10,070,200	9,757,900
19. Clawson	8,724,449	8,724,440	8,719,249
20. Hazel Park	7,770,500	7,758,200	7,816,246
21. Birmingham	6,385,500	5,689,800	5,675,800
22. Lyon Township	6,315,000	5,846,500	5,857,100
23. Farmington	5,581,850	6,170,350	5,941,430
24. Walled Lake	5,280,500	4,951,900	4,761,400
25. Springfield Township	4,589,200	4,196,500	4,391,100
26. Bloomfield Township	4,441,650	4,441,650	4,483,600
27. Royal Oak Township	\$ 3,618,500	3,454,300	\$ 3,454,300
28. Highland Township	3,207,600	2,873,000	3,098,700
29. Independence Township	2,142,800	2,142,800	2,141,800
30. Holly Township	2,128,625	2,132,425	2,098,900
31. West Bloomfield Twp.	2,111,350	2,114,400	2,069,725
32. Groveland Township	1,654,100	1,347,900	1,366,700
33. Berkley	1,561,400	1,546,400	1,538,500
34. South Lyon	1,370,100	1,404,500	1,399,300
35. White Lake Township	1,345,900	1,345,550	1,328,100
36. Addison Township	995,200	995,200	956,800
37. Oakland Township	827,900	840,100	827,900
38. Pleasant Ridge	757,826	722,800	655,800
39. Sylvan Lake	756,600	756,600	767,500
40. Rose Township	544,000	577,600	577,600
41. Brandon Township	441,200	418,800	443,750
42. Northville	404,600	339,900	339,900
43. Southfield Twp.	133,500	--	--
TOTAL	\$ 962,908,315	\$946,468,489	\$931,788,300

SOURCE: 1983 Equalization Report Oakland County, Michigan

TABLE XIV
 DISTRIBUTION OF COMMERCIAL REAL ESTATE VALUE BY COMMUNITY (ASSESSED)
 IN OAKLAND COUNTY: 1982 - 1984

<u>Community*</u>	<u>Commercial Real Estate Value</u>		
	<u>1984</u>	<u>1983</u>	<u>1982</u>
1. Southfield	\$ 580,065,600	\$566,030,550	\$550,843,550
2. Troy	312,991,650	292,204,700	281,609,050
3. Farmington Hills	159,328,900	147,589,900	138,196,300
4. Waterford Township	123,112,600	122,261,600	122,868,100
5. Royal Oak	122,069,700	122,985,200	120,774,100
6. Novi	112,081,850	101,637,150	93,598,100
7. Pontiac	97,216,700	96,170,400	95,655,100
8. Birmingham	94,510,300	88,174,300	85,328,100
9. Bloomfield Township	90,734,170	88,636,720	88,110,370
10. Rochester Hills	75,107,500	72,823,200	73,476,500
11. Madison Heights	67,239,500	65,655,000	61,699,300
12. West Bloomfield Twp.	53,029,425	51,163,675	48,086,900
13. Farmington	40,168,070	36,243,910	34,684,890
14. Southfield Township	37,825,900	36,167,500	33,157,300
15. Oak Park	35,896,590	34,826,230	35,657,810
Pontiac Township	113,375	31,755,675	31,351,250
16. Auburn Hills**	35,322,650		
17. Rochester	31,016,500	29,116,450	28,955,300
18. Independence Twp.	30,095,300	28,580,300	28,202,100
19. Ferndale	29,892,700	27,948,000	27,838,600
20. Bloomfield Hills	29,340,100	28,852,700	27,775,100
21. Clawson	26,772,325	26,425,625	26,165,287
22. Hazel Park	23,403,600	23,533,901	24,092,015
23. Orion Township	22,898,750	22,365,150	21,842,250
24. Commerce Township	22,278,700	22,551,400	20,035,900
25. Wixom	22,094,230	22,030,230	23,547,650
26. Royal Oak Township	20,630,200	20,910,000	21,092,700

Continued

*Villages include Township Totals

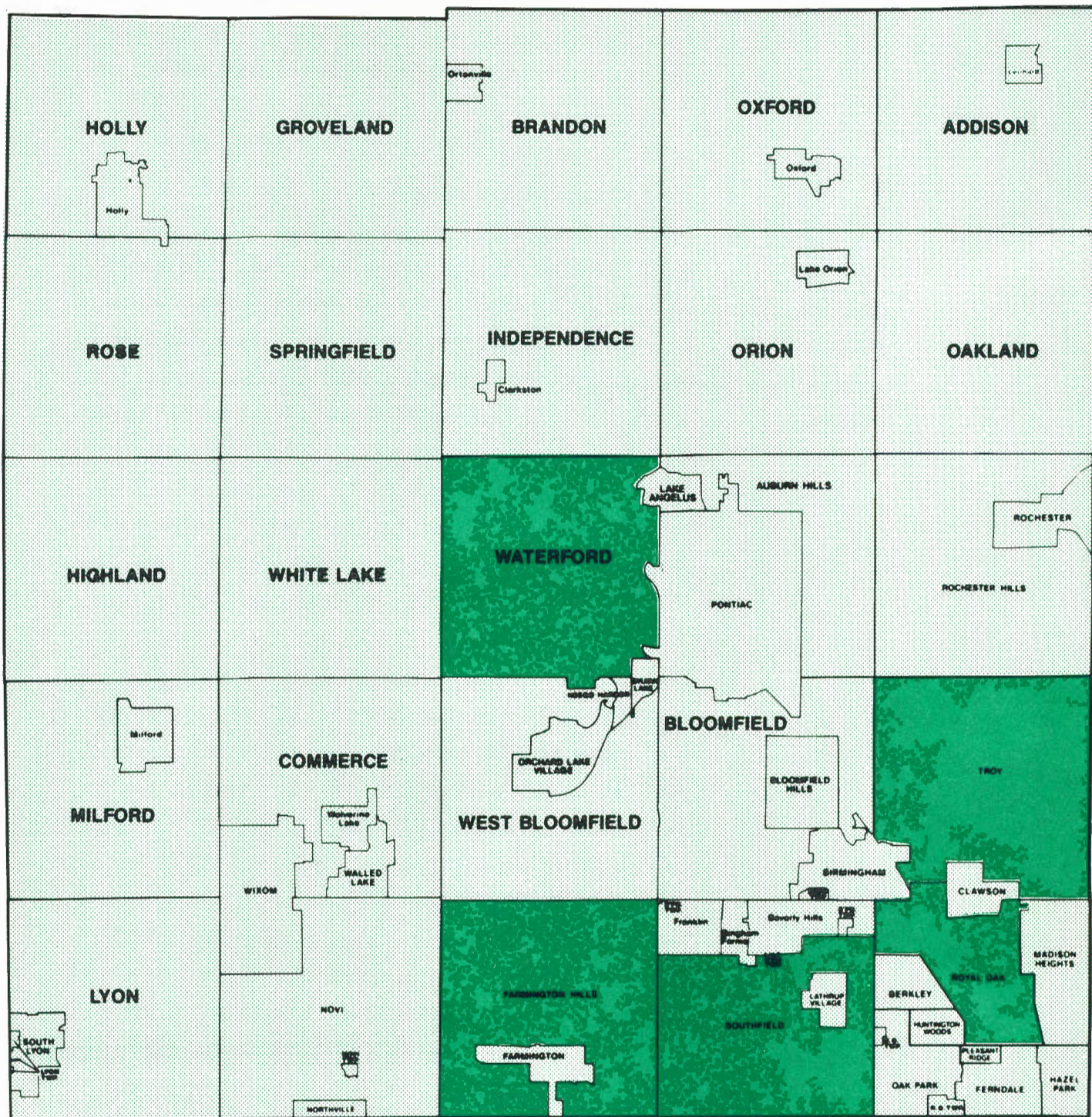
**Formerly Pontiac Township PT.

Community*Commercial Real Estate Value

	<u>1984</u>	<u>1983</u>	<u>1982</u>
27. White Lake Township	\$ 16,350,300	\$ 16,249,650	\$ 16,133,900
28. Berkley	14,932,300	14,545,100	14,448,200
29. Milford Township	13,597,600	14,086,800	15,562,400
30. Lyon Township	13,071,900	14,623,700	10,225,400
31. Oxford Township	12,849,950	12,500,050	13,762,700
32. Highland Township	12,751,000	12,514,000	12,307,400
33. Walled Lake	12,494,100	12,048,500	12,378,700
34. South Lyon	11,051,100	10,827,300	10,839,500
35. Lathrup Village	10,563,850	10,422,350	10,241,550
36. Brandon Township	7,941,250	8,253,350	7,503,175
37. Holly Township	6,896,350	6,630,750	6,497,100
38. Springfield Township	6,795,200	6,903,900	6,526,600
39. Keego Harbor	6,543,800	6,496,800	6,352,600
40. Orchard Lake	3,482,200	3,157,100	3,260,100
41. Sylvan Lake	3,426,500	3,376,900	3,325,100
42. Groveland Township	3,020,500	2,774,000	2,780,000
43. Huntington Woods	2,536,400	2,202,300	2,288,600
44. Addison Township	2,157,200	2,108,900	2,093,800
45. Oakland Township	1,851,200	1,917,500	1,924,600
46. Northville	1,750,800	1,608,000	1,568,100
47. Pleasant Ridge	1,746,600	1,944,100	2,013,400
48. Rose Township	352,600	374,300	374,300
49. Novi Township	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	\$2,462,299,585	\$2,372,213,816	\$2,307,050,847

SOURCE: 1984 Equalization Report Oakland County, Michigan

OAKLAND COUNTY, MICHIGAN



1984 Value of Commercial Real Estate (S.E.V.)

Level of Intensity

CITY
Village
TOWNSHIP

HIGH ½ of Total (over \$122 million / community)

LOW ½ of Total (less than \$115 million / community)

Total Equalized Valuation: \$2,462,299,585

Source: Oakland County Equalization Division

TOWNSHIP REZONING

The act of rezoning constitutes an alteration of permitted uses allowed on a specific parcel of land. Monitoring rezoning activity provides insight to potential development in Oakland County.

In 1984, the Oakland County Planning Division reviewed a total of 115 township rezoning applications, 60 of which constituted the rezoning of over 970 acres of land (approximately 1.5 sq. miles). The acreage rezoned is equivalent to the land area of the City of Huntington Woods. Approximately 50% of the total acres rezoned occurred in White Lake (228.27 acres) and West Bloomfield (170.67 acres) Townships. The significant amount of acreage rezoned in West Bloomfield Township is the result of the increased demand for multiple housing units in this growth corridor (see map page 64).

**Multiple
Housing
Sparks
Rezoning**

Specific zoning classifications experienced varying degrees of rezoning activity: The Suburban Farms classification accumulated 47% (approx. 450 acres); followed by Multiple Family with over 18% (approx. 177 acres); Commercial 10% (approx. 103 acres) and Single Family with 9% (approx. 90 acres).

Of the total acreage rezoned, over 50% was generated from Agricultural zoned land and 25% from various Single Family classifications.

Five Year Trend

**Economy
Impacts
Acreage
Rezoned**

Township acreage rezoned in 1984 (971.74 acres) increased over 17% from acreage rezoned in the previous year (829.36 acres), yet far short of the acreage recorded in 1980. During the past five years, a total of 6,475 acres of land have been rezoned in Oakland's twenty-one Townships. Since the nation-wide recession of the early 80's, petitions to rezone property from various Single Family classifications to large lot (suburban farms) residential land use is practiced infrequently.

**TABLE XV
TOWNSHIP REZONING ACTIVITY/GROSS ACREAGE REZONED
IN OAKLAND COUNTY: 1982 - 1984**

<u>Township</u>	<u>Acres Rezoned</u>		
	<u>1984</u>	<u>1983</u>	<u>1982</u>
1. White Lake	228.27	35.98	40.51
2. West Bloomfield	170.67	22.51	0
3. Lyon	159.31	0	0
4. Pontiac (Auburn Hills)	111.46	173.20	19.15
5. Groveland	72.49	7.94	195.28
6. Waterford	47.50	15.39	11.38
7. Addison	43.50	10.01	127.00
8. Highland	39.45	20.79	29.00
9. Springfield	39.26	8.75	26.60
10. Commerce	22.70	0	22.83
11. Rose	10.00	40.89	23.00
12. Brandon	10.00	12.00	0
13. Avon (Rochester Hills)	9.98	11.12	6.40
14. Orion	6.57	14.40	0
15. Independence	.58	15.49	0
16. Oxford	0	424.77	82.19
17. Holly	0	12.30	0
18. Bloomfield	0	3.00	0
19. Oakland	0	.83	995.68
20. Milford	0	0	129.98
TOTAL	<u><u>971.74</u></u>	<u><u>829.36</u></u>	<u><u>1,709.00</u></u>

SOURCE: Oakland County Planning Division

TABLE XVII
1984 ZONING ACTIVITY IN OAKLAND COUNTY
ACREAGE PROPOSED FOR REZONING BY CLASSIFICATION

Townships	Agricultural	Commercial	Office/ Parking	Single Family	Extractive	Multiple	Light Ind.	Special Purpose	Mobile Home	Heavy Industry	Suburban Farms
Addison	40.00	3.5									
Avon		3.84		5.12			1.02				
Bloomfield											
Brandon							10.0				
Commerce				22.7							
Groveland	68.88										3.61
Highland			.75	32.5							6.2
Holly											
Independence		.58									
Lyon	159.31										
Milford											
Oakland											
Orion			3.81								2.76
Oxford											
Pontiac (Aub. Hills)		6.5		42.5		42.5	19.96				
Rose	10.00										
Springfield											
Waterford			14.63	32.87							
West Bloomfield		6.25	1.45	120.55			42.42				
White Lake	224.57										3.70
TOTAL	502.76	20.67	20.64	256.24	0	42.5	73.40	0	0	0	16.27
GRAND TOTAL	<u>971.74</u>										

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DEFINITIONS OF ZONING CLASSIFICATIONS

Agricultural District

The principle use of land in this district is for farming, dairying, forestry operations and other agricultural activities.

Suburban Farms District

This district is created for large lot residential occupancy in a rural environment and to regulate agricultural uses of a commercial nature.

Single-Family Residential District

The principle use of land in this district is for single-family dwellings.

Multiple-Family Residential District

This district is designed to permit various types of multiple-family dwelling structures, two-family dwellings, boarding houses and nursing homes.

Mobile Home Park District

This district is intended to regulate the location and installation of mobile home parks.

Planned Development District

To provide the opportunity for a planned arrangement of land use (combination of single-family, multiple-family, commercial and office) on large acreage parcels under common ownership.

Commercial District

This district is created for retail business and services uses.

Office District

This district is designed to permit office and personal service uses adjacent to residential areas.

Light Industrial District

This district is created for wholesale activities, warehousing, light manufacturing and fabrication or processing.

General Industry District

This district would allow uses more intensive in nature than those permitted in the Light Industrial District.

Extractive and Mining District

The principal use of land in this district is for extraction and removal of sand and/or gravel deposits.

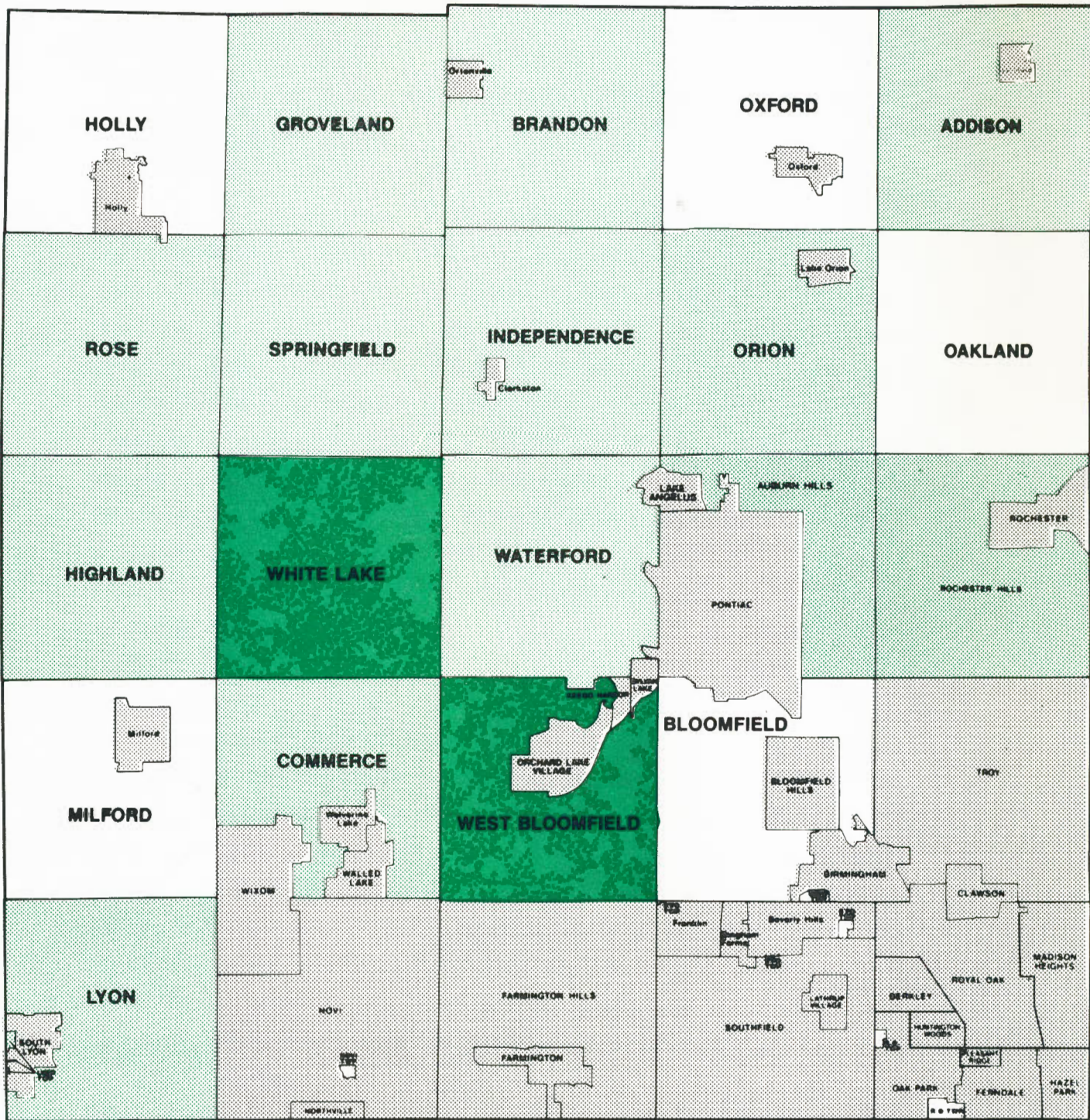
Recreation District

This district is designed to provide areas for the development of recreational facilities and uses of an outdoor nature.

Public/Institutional District

Principal uses which cater to specific public needs such as health care, recreation and open space, education and public utilities.

OAKLAND COUNTY, MICHIGAN



1984 Township Rezoning Activity

Level of Intensity

CITY
Village
TOWNSHIP

HIGH ½ of Total (over 170 acres rezoned / community)

LOW ½ of Total (less than 160 acres rezoned / community)

None

N/A (cities and villages)

Total Acres Rezoned: 971

Source: Oakland County Planning Division

1983 FARMLAND AND OPEN SPACE PRESERVATION

ACT 116, P.A. 1974

Farmland and Open Space Preservation is an indicator identifying land areas which are preserved primarily for agricultural development under Act 116, P.A. 1974.

As of 1984 over 7,900 acres of land (approximately 12.5 square miles or the equivalent land area the City of Royal Oak) has been preserved under Act 116. Two thirds of this acreage lies within the following five communities: Holly Township (1,346 acres) Brandon Township (1,111 acres), Addison Township (903 acres), Springfield Township (736 acres), and Oakland Township (691 acres) (see map pg. 67). The remainder of acreage under Act 116 is scattered throughout northern and western Oakland County. Eighteen of Oakland's 61 communities have preserved land under this Act.

**Northern
Oakland
County
Prevails**

Five Year Trend

Since 1980, Farmland and Open space acreage has increased by approximately 3,450 acres in Oakland County. Overall, communities that have recorded large amounts of acreage preserved under the Act in 1980 repeated the same through 1984. The top communities include the Townships of Holly, Brandon, Springfield, Highland, Oakland and Addison. Provisions of the Act establish: 1) property tax relief and 2) productive farmland, which has become a valuable commodity throughout the state.

**Agriculture
Expanding**

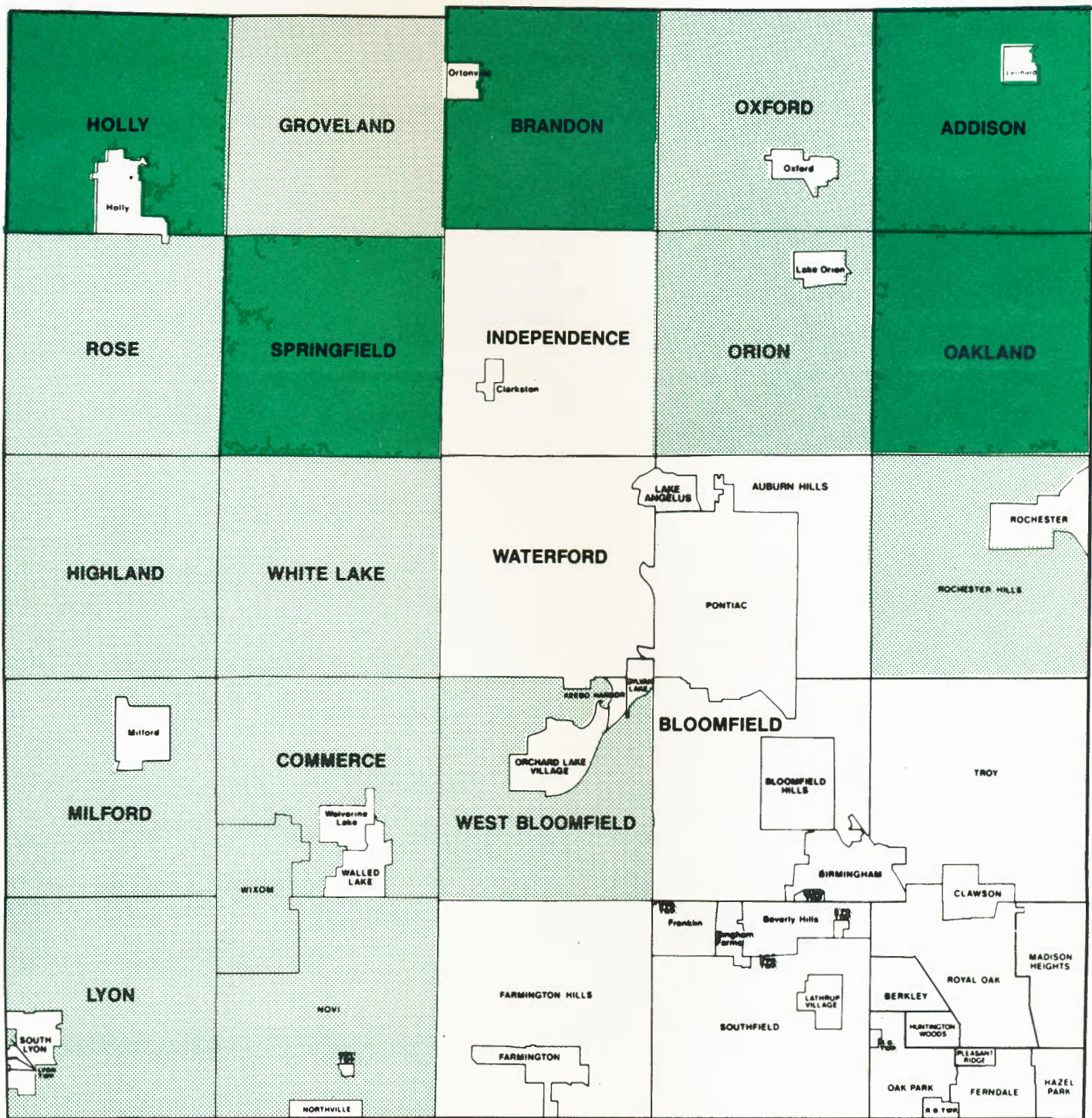
TABLE XVIII

1980 - 1984 FARMLAND AND OPEN SPACE PRESERVATION: Act 116, P.A. 1974

<u>Community</u>	<u>Farmland & Open Space (Cumulative Acres)</u>				
	<u>1984</u>	<u>1983</u>	<u>1982</u>	<u>1981</u>	<u>1980</u>
1. Holly Township	1,346.36	1,256.46	1,221.46	736.00	586.00
2. Brandon Township	1,111.00	1,111.00	908.00	785.00	649.00
3. Addison Township	903.00	903.00	600.00	600.00	520.00
4. Springfield Township	736.73	736.73	736.73	736.73	694.00
5. Oakland Township	691.80	613.00	553.00	553.00	325.00
6. Highland Township	611.12	611.12	611.12	611.12	456.40
7. Lyon Township	502.00	502.00	0.00	0.00	0.00
8. Rose Township	467.60	467.60	305.00	305.00	305.00
9. Oxford Township	339.00	124.00	124.00	124.00	124.00
10. White Lake Township	261.37	234.87	234.87	125.00	125.00
11. Novi, City	242.00	242.00	242.00	242.00	242.00
12. Groveland Township	193.69	193.69	193.69	144.00	144.00
13. Orion Township	164.00	164.00	164.0	164.00	164.00
14. Milford Township	142.42	142.42	39.42	39.42	0.00
15. Wixom, City	110.00	110.00	110.00	110.00	110.00
16. Commerce Twp.	43.50	43.50	43.50	0.00	0.00
17. Avon Township	34.50	34.50	34.50	34.50	34.50
18. West Bloomfield Twp.	31.43	31.43	0.00	0.00	0.00
TOTAL ACRES	<u>7,931.52</u>	<u>7,521.32</u>	<u>6,121.29</u>	<u>5,309.77</u>	<u>4,478.90</u>

SOURCE: Dept. of Natural Resources, State of Michigan, Act 116 Lands
Oakland County Planning Division, Act 116 Applications.

OAKLAND COUNTY, MICHIGAN



1984 Farmland and Openspace Preservation: P.A. 116

CITY
Village
TOWNSHIP

Level of Intensity

HIGH 2/3 of Total (over 650 acres / community)

LOW 1/3 of Total (less than 615 acres / community)

None

Total Acres: 7,931